

Development Projects

in the Central Area

July 1991



City of Toronto
Planning &
Development
Department

Volume 16

3

Cover Illustration

Church-Lombard Housing Co-operative

This mixed-use project located at 70 Lombard Street and 77 Richmond Street East accommodates 128 social housing units, including 20 residential care dwelling rooms, and street-related retail space along Richmond Street East. The total gross floor area comprises 11,894 square metres for residential use and 100 square metres for retail use.

The 108 dwelling units are intended to accommodate a mixture of households, including singles, families and seniors. The 20 dwelling rooms are reserved for the use by Pilot Place Society, a non-profit organization that finds homes for persons with schizophrenia.

Architect

John Cowie Architect Inc.

Development Projects

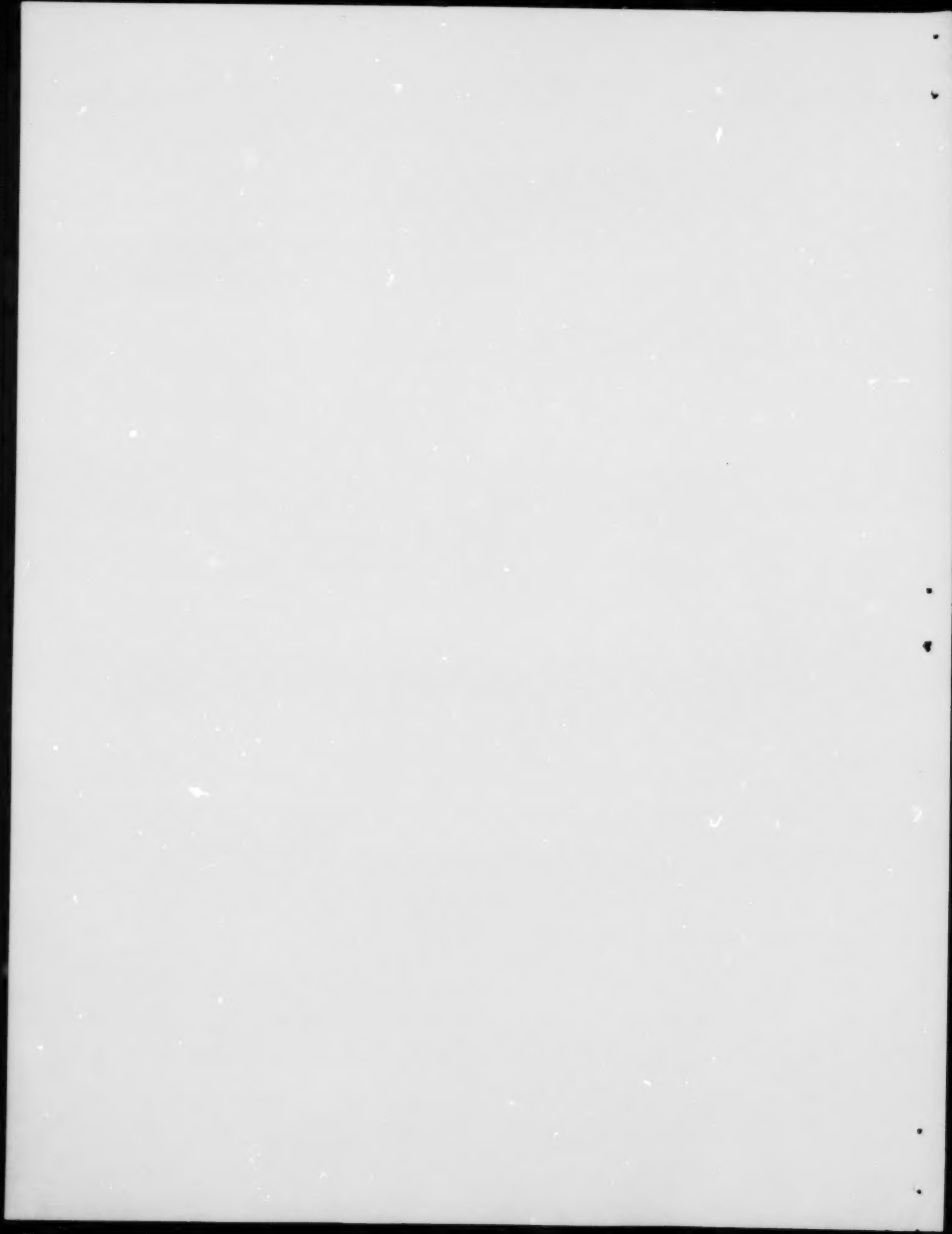
in the Central Area

July 1991

City of Toronto
**Planning &
Development**
Department

Robert E. Millward
Commissioner

\$20



Development Projects in the Central Area

This publication is now expanded to cover the Central Area of the City of Toronto. It provides information on the characteristics and location of all major development projects proposed prior to July 1, 1991. Only projects containing six or more dwelling units or 1 000 square metres or more of non-residential floor area are included. Projects listed in this publication span the development control process from the point of application, through approval to construction. Approved projects with no construction activities for more than five years are listed in the appendix only.

Project data are based on information provided on applications for Development Review and applications for Rezoning or Official Plan Amendments and include any subsequent revisions made to original proposals. This publication does not include applications for exemption from holding bylaws on the Railway Lands or other portions of the Central Area.

The Central Area is divided into five development areas in this publication, namely: Central Core (Section 1); Spadina-Annex (Section 2); Don (Section 3); Harbour West (Section 4); and Harbour East (Section 5). Each area is again divided into sub-areas. The projects are listed in alphabetical order in each sub-area.

Please note that **Development Projects in the Central Area** is not a legal document and is provided for general information only. Zoning information should be verified by the Chief Building Official of the Buildings and Inspections Department (416) 392-7600.

Further information on projects contained in this report can be obtained from the planner whose name is identified on each project data sheet or by contacting Robert Kwan of the Research and Information Section (416) 392-7185.

This publication can be purchased for \$20.00 from the Resource Centre on the Main Floor of City Hall (416) 392-7410.

A wall-size display map showing the location of all projects identified in this publication can be obtained at a cost of \$10.00 from the Graphics and Communications Section of the Planning and Development Department (416) 392-7371.

Glossary

Appl.	Application
C of A	Committee of Adjustment
Floor Area	Includes all floor areas above and below ground within the outside walls; only major components are listed
G.F.A.	Gross Floor Area
HDMCRA	High Density Mixed Commercial/Residential Area
MDMCRA	Medium Density Mixed Commercial/Residential Area
LDMCRA	Low Density Mixed Commercial/Residential Area
HDRA	High Density Residence Area
MDRA	Medium Density Residence Area
LDRA	Low Density Residence Area
LUC	Land Use Committee
N/A	Not Applicable
Non-Residential Density	Excludes residential, below grade parking and utility uses from density calculation
OMB	Ontario Municipal Board
OPA	Official Plan Amendment
Other	Miscellaneous Servicing areas, or unspecified by applicant
Residential Density	Residential use only (alternative to UPH)
sq.m.	square metres
Total Density	Combination of residential and non-residential density
UPH	Dwelling units per Hectare (10 000 square metres)

Development Projects in the Central Area - Map Area 1:

<i>Address</i>	<i>Proposed Land Uses</i>	<i>Property Number on Map & Report Page Number</i>
<u>Map Reference 1A</u>		
South-east part of 40 Alexander Street. (500 Church St.)	Residential, Retail	1.1
1319 Bay Street.	Residential	1.2
55 Belmont Street.	Institutional	1.3
2 Bloor Street East. (Hudson Bay-Plaza II complex)	Residential	1.4
2 Bloor Street East. (Hudson Bay-Plaza II complex)	Retail	1.5
31 Bloor Street East.	Office, Retail	1.6
85 Bloor St. East and 44 Hayden St.	Residential, Office, Retail	1.7
175, 227 Bloor Street East. (Crown Life Phase 2)	Office, Institutional, Retail	1.8
175, 227 Bloor St. E. and 600 Jarvis St. (St. Paul's/Centara)	Residential, Office, Institutional, Retail, Industrial	1.9
300 Bloor Street East and part of 30 Mount Pleasant Road.	Residential, Office	1.10
400 Bloor Street East.	Residential	1.11
2 Bloor Street West.	Residential, Retail	1.12
96, 100 Bloor Street West. (University Theatre project)	Hotel, Retail, Theatre, Art Galleries	1.13
15 Charles Street East.	Hotel, Retail, Office	1.14
30, 38, 40 Charles St. East & 25, 29, 35 Hayden St.	Residential, Retail	1.15
77, 79 Charles Street East.	Residential	1.16
80 Charles Street East and 625 Church Street.	Residential, Office, Retail	1.17
63, 63R, 65, 77 Charles Street West.	Residential, Retail	1.18
85 Charles Street West and 78, 80, 82 St. Mary Street.	Residential	1.19
100, 102, 104, 106, 108, 110 Charles St. W.; 21, 23 Sultan St.; 4 St. Thomas St. and east part of 95 Queen's Park.	Hotel	1.20
195 Davenport Road.	Residential, Retail	1.21
10, 14, 18 Grenville Street.	Residential, Office	1.22

20 Grosvenor Street.	Y.M.C.A.	1.23
30 Hayden Street.	Residential	1.24
100 Huntley St., 579, 581, 587, 589, Jarvis St. and 321 Bloor St. E. (Confederation Life)	Office, Residential, Retail	1.25
460 Jarvis Street (Includes 95 Wellesley St. E.)	Residential, Office, Retail	1.26
5, 11, 21 St. Joseph St., 10 Phipps St., 9, 15 St. Nicholas St.	Residential, Retail	1.27
50 St. Joseph Street (St. Michael's College lands).	Residential, Retail	1.28
11 St. Thomas St., 1, 3 Sultan St. and 76, 78, 80, 86, 92, 94, 96, 98 Charles St. W.	Hotel, Retail, Office	1.29
16 St. Thomas Street. (Windsor Arms Hotel)	Residential, Hotel	1.30
23 St. Thomas Street.	Office, Residential, Retail	1.31
410 Sherbourne St., 8, 10 Maribeth Ave. and 41, 51 Homewood Ave.	Residential, Retail	1.32
540 Sherbourne Street.	Residential	1.33
592 Sherbourne Street.	Hotel, Historic, Office, Retail, Restaurant	1.34
5, 7, 9 Sultan Street.	Residential, Office, Retail	1.35
40 Wellesley Street East.	Office, Retail	1.36
5 - 25 Wellesley St. W.; 909, 931, 935, 945 Bay St.; 14, 16, 20, 26, 30, 38 Breadalbane St., 558 Yonge St. (Ballet Opera House)	Entertainment, Office, Retail, Public Library	1.37
95 Wood Street.	Residential	1.38
475 Yonge Street.	Residential, Retail	1.39
717, 723, 725, 727, 729, 731 Yonge St., 23 Bloor St. E. and 14 Hayden St.	Office, Retail	1.40
942 Yonge Street.	Residential, Retail	1.41
West part of 950 Yonge St. (proposed 59 McMurrich St.).	Residential	1.42
11 Yorkville Avenue.	Commercial, Residential	1.43
76, 88R, 92, 100 Yorkville Ave., 95, 115, 119, 121R Scollard St.	Retail, Office, Residential	1.44
116, 118, 120, 122, 124, 126, 128, 130, 132, 134 Yorkville Ave. and 10 Hazelton Ave.	Residential, Retail, Office	1.45
<u>Map Reference 1B</u>		
532, 560, 566, 570 Bay St., 101, 109, 111, 121, 127, 129, 131, 137, 141 Dundas St. W., 91, 99, 105, 111 Elizabeth St. and 9 Foster Pl.	Residential, Office, Retail	1.46

636 Bay Street and 70 Edward Street.	Residential, Retail	1.47
636 Bay St. and 70 Edward St.	Residential, Retail	1.48
734, 740 Bay St. and part of 64 Hayter St.	Residential, Retail	1.49
748, 760 Bay Street.	Residential, Retail	1.50
770 Bay Street.	Residential, Retail	1.51
30 Bond Street. (St. Michael's Hospital)	Hospital	1.52
81 Bond Street.	Institutional	1.53
67 College Street. (Red Cross Society)	Office/ clinic/ labs	1.54
76 Dundas St. E. and 266 Church St.	Residential, Retail	1.55
1 Dundas Street West.	Office, Retail	1.56
1 Dundas Street West.	Hotel, Office	1.57
1 Dundas Street West.	Office	1.58
181 - 191 Dundas St. W. & 63 Centre Ave.	Residential, Retail	1.59
273 Dundas St. W.	Office, Residential, Retail	1.60
100 Edward Street.	Residential, Retail	1.61
100 Edward Street.	Residential, Retail	1.62
186, 188 Jarvis Street.	Residential	1.63
314 Jarvis Street.	Office, Residential	1.64
40 Murray Street.	Parking	1.65
Part of 30 Mutual St. & 88 Queen St. E. (Cokes Church)	Residential, Office, Retail	1.66
51A, 53 and 53A Mutual Street.	Residential	1.67
60, 90, 92, 94, 96, 100 Mutual St., 125, 143 Dundas St. E., 76 Shuter St., 95 Dalhousie St.	Residential, Retail	1.68
81, 83, 85, 87 Mutual Street.	Residential	1.69
130 Queen Street West. (Law Society of Upper Canada)	Office, Institutional, Restaurant	1.70
96 St. Patrick Street.	Residential, Office	1.71
121 St. Patrick Street.	Residential, Office	1.72
64, 66, 68, 70 Shuter Street.	Residential, Retail	1.73
172, 180, 190 Simcoe Street.	Office, Retail, Industrial	1.74
438 University Avenue (Formerly 434, 444, 454 University Ave.)	Office, Retail	1.75
438 University Avenue.	Office	1.76

555 University Avenue.	Hospital	1.77
600 University Avenue.	Hospital	1.78
620 University Avenue.	Institutional, Office	1.79
209 Victoria Street and 26 Shuter Street.	Residential, Retail	1.80
210, 244 Victoria St. and 10 Shuter St.	Residential, Office, Theatre, Retail	1.81
210, 244 Victoria St. and 10 Shuter St.	Residential, Office, Theatre, Retail	1.82
173, 177, 181, 185 Yonge St. and 8, 10, 12 Queen St. E. (Campeau Queen/Yonge)	Office, Retail	1.83
384, 396, 404, 406, 444 Yonge St., 44 Gerrard St. W., 25 Hayter St., 715 Bay St.	Residential, Retail	1.84
437, 441 Yonge Street.	Residential, Retail	1.85
444 Yonge St. (The confirmed address for 767 Bay St.) (College Park Commercial Phase 3)	Office, Retail	1.86

Map reference 1C

105 Adelaide Street West.	Office, Retail	1.87
40 Bay Street (Precinct 2 - Railway Lands)	Residential, Office, Retail	1.88
159, 181, 189, 197, 199 Bay St., 30, 32, 36, 38, 40, 42, 44 Yonge St., 1, 3, 5, 9, 11, 15, 21, 25, 27 Wellington St. W., 10, 20, 26, 32 Front St. W. (BCE Place)	Office, Retail	1.89
159, 181, 189, 197, 199 Bay St., 10, 20, 26, 32 Front St. W., 5, 9, 11, 15, 21, 25, 27 Wellington St. W., 30, 32, 36, 38, 40, 42, 44 Yonge St.	Office	1.90
220 Bay Street.	Office, Retail	1.91
222, 226, 230, 232 Bay St. and part of Mincing Lane closed. (Old Stock Exchange Building)	Office, Institutional, Retail	1.92
Part of 1 Church St., part of 1A Church St. and part of Wilton St. (C-2 site St. Lawrence)	Residential, Retail	1.93
89, 97, 99 Church Street.	Residential, Office, Retail	1.94
230 Front Street West. (C.B.C. Broadcast Centre)	Industrial, Warehouse	1.95
230 Front Street West (C.B.C. complex Phase II)	Office, Residential, Retail, Hotel	1.96
20 Harbour Street (World Trade Centre)	Office, Retail	1.97
60 Harbour Street and 30 Bay Street. (World Trade Centre)	Office, Public Gallery, Retail	1.98

84 Jarvis St.	Residential, Office, Retail	1.99
37 King Street East.	Hotel, Office, Residential, Retail	1.100
103, 107, 109 King Street East. (Equifund)	Residential, Retail	1.101
139, 143, 147, 151 King Street East. (Equifund)	Office, Retail	1.102
5 King Street West.	Residential	1.103
255, 275 King Street West. (Metro Hall)	Office, Retail	1.104
36 and 50 Lombard Street.	Residential, Office, Retail	1.105
70 Lombard Street.	Residential, Retail	1.106
77 Lombard Street and 90 Adelaide St. E.	Residential, Retail	1.107
86 Lombard Street.	Residential, Office	1.108
127 - 129 Queen Street East.	Residential, Office, Retail	1.109
7, 25 Queens Quay East.	Office, Residential, Retail	1.110
225 Queens Quay West (Formerly part of 207 Queen's Quay W.).	Institutional, Office	1.111
Railway Lands Precinct 3 (Block 4)	Office, Retail	1.112
Railway Lands Precinct 3 (Block 7)	Office, Residential, Retail	1.113
25 Richmond Street East (includes 20, 26 Lombard St.)	Residential, Parking, Club, Retail	1.114
85 Richmond St. W., 120 & 130 Adelaide St. W. and 22 Sheppard St. (Richmond/Adelaide Project)	Office	1.115
40 The Esplanade and 27 Front Street E. (Prudential Life)	Office, Retail, Theatre	1.116
110 The Esplanade.	Residential	1.117
180, 188 University Avenue and 192 Adelaide St. W. (Zurich/Sun Life)	Office, Retail	1.118
73 & 81 Victoria Street.	Office, Restaurant, Retail	1.119
105 Victoria Street.	Residential, Private Club, Retail	1.120
60 Wellington St. E. and 30 Church St.	Residential, Office, Retail	1.121
126, 130, 134, 176 Yonge St., 401 Bay St., 16, 22, 28, 34, 36 Adelaide Street West, 11, 15, 17, 35, 14, 16, 18, 20, 22 Temperance St., 19, 25, 39, 45 Richmond St. W. (Bay/Adelaide Project)	Office, Retail	1.122
60 York Street.	Hotel, Retail	1.123

Development Projects in the Central Area - Map Area 2:

<i>Address</i>	<i>Proposed Land Uses</i>	<i>Property Number on Map & Report Page Number</i>
<u>Map Reference 2A</u>		
	No Projects	
<u>Map Reference: 2B</u>		
4, 18 Avenue Road.	Hotel, Retail	2.1
30, 32, 34, 36, 38, 40, 44, 50, 52 & 54 Avenue Road; 5 & 7 Lowther Avenue; 4 Prince Arthur Avenue.	Residential, Recreation, Retail	2.2
25 Bedford Road.	Residential	2.3
2 Elgin Avenue.	Office, Art Gallery, Residential	2.4
62 Howland Avenue.	Residential	2.5
10 Prince Arthur Avenue.	Office, Private Art Gallery	2.6
228 St. George Street.	Residential	2.7
230, 234 St. George Street.	Institutional	2.8
<u>Map Reference 2C</u>		
417 Bloor Street West.	Office, Residential	2.9
15 and 25 Brunswick Ave. and 10 - 24 Major St.	Hospital	2.10
250, 252 College Street.	Institutional	2.11
111 St. George Street & part of 105 St. George Street.	Residential, Office	2.12
117 St. George Street and part of 121, 123 St. George Street.	Institutional	2.13
<u>Map Reference 2D</u>		
399 Bathurst Street.	Hospital	2.14
399 Bathurst Street (Toronto Western Hospital).	Hospital	2.15
25 Cecil Street.	Residential, Office	2.16
239 College St.	Library	2.17
317 Dundas Street West.	Institutional, Retail	2.18
356 Dundas Street West.	Residential	2.19
410 Dundas Street West.	Retail, Office, Residential	2.20

484 Dundas Street West.	Retail, Residential	2.21
525 Dundas Street West.	Residential, Retail, Office	2.22
51 Grange Ave. and 36 Huron St.	Residential	2.23
15 Grange Road.	Institutional	2.24
190 John Street.	Residential	2.25
7, 8, 9, 10, 11, 12, 13, 15, 17, 19 Larch Street and 74, 76, 78, 80 Grange Avenue.	Residential	2.26
14, 16, 18, 20 Larch Street.	Residential	2.27
55 Leonard Avenue.	Residential	2.28
262 Queen Street West.	Residential, Retail	2.29
189 Spadina Avenue.	Industrial, Retail	2.30
436 Spadina Avenue and 8 Oxford Street.	Residential, Retail	2.31

Development Projects in the Central Area - Map Area 3:

<i>Address</i>	<i>Proposed Land Uses</i>	<i>Property Number on Map & Report Page Number</i>
<u>Map Reference 3A</u>		
36, 38, 40 Amelia Street.	Residential	3.1
188, 190 Carlton St. and 25 Blecker St.	Residential, Institutional	3.2
310, 320 Gerrard Street East.	Residential, School	3.3
434 Gerrard Street East.	Residential	3.4
520 Parliament St.; 40, 42, 44 and 46 Winchester Street.	Residential, Retail	3.5
539 Parliament Street.	Office, Retail	3.6
209, 215, 225 Wellesley St. E., 25, 55, 101, 135, 149, 159 Blecker St., 484 - 584 Ontario St., 405 Sherbourne St.	Not Available	3.7
253, 253 1/2 Wellesley Street East.	Residential	3.8
<u>Map Reference 3B</u>		
254 Berkeley Street.	Residential	3.9
1 Defries Street.	Office, Industrial	3.10
280 Dundas Street East.	Residential	3.11
328, 330, 332 Dundas Street East.	Residential	3.12
740 Dundas Street East.	Warehouse, Industrial	3.13
761 Dundas Street East.	Automobile Services and Showroom	3.14
257, 261, 275, 281, 283, 285, 287, 289, and 291 Jarvis St.; 296, 298, 300, 314, 316, 318, 320, 322, 324, 326, 328, 330, and 332 George St.	Residential, Commercial	3.15
275 Ontario Street.	Residential	3.16
197, 205 Parliament Street.	Residential, Institutional	3.17
296 Parliament Street.	Residential, Retail	3.18
412 Queen Street East.	Institutional, Residential	3.19
49, 51 River Street and 310 Bayview Avenue.	Industrial, Office, Retail	3.20
77 River Street.	Office	3.21
240 Shuter Street.	Residential	3.22

Development Projects in the Central Area - Map Area 4:

<i>Address</i>	<i>Proposed Land Uses</i>	<i>Property Number on Map & Report Page Number</i>
<u>Map Reference 4A</u>		
South east part of 915 King St. W.	Industrial	4.1
1030 King Street West (west part) and 15 Sudbury St.	Residential, Retail, Daycare	4.2
<u>Map Reference 4B</u>		
20 and 24 Bathurst St., 2 and 20 Housey St. and 500 Lake Shore Blvd. W.	Industrial, residential, commercial or Institutional	4.3
24 Bathurst Street (East Part).	Retail, Industrial, Residential	4.4
140 Bathurst Street.	Residential, Institutional	4.5
19 Canniff Street (previously part of 881 King St. W.)	Office, Retail	4.6
21 Canniff Street (previously part of 881 King St. W.)	Utilities	4.7
21 Canniff Street (previously part of 881 King St. W.)	Utilities	4.8
780, 782 King Street West.	Industrial	4.9
800 King Street West.	Residential, Retail	4.10
833 King St. W.	Residential, Retail	4.11
901 King Street West.	Office, Retail, Restaurant, Health Club	4.12
9 Portugal Square.	Institutional, Residential	4.13
765 Queen Street West.	Institutional, Office, Residential	4.14
650 Queens Quay West (previously known as 575 Lake Shore Blvd. W.)	Residential, Retail, Daycare	4.15
2, 6, 10, 24, 40, 50 Stadium Road.	Residential, Retail	4.16
11 Stadium Road (previously known as 575 Lake Shore Blvd. W.)	Residential, Community Services Facility	4.17
160 Walnut Avenue.	Residential	4.18
<u>Map Reference 4C</u>		
21 Camden Street.	Industrial, Retail	4.19
304 Front Street West and 50 John Street.	Industrial, Office, Retail	4.20

400 Front Street West.	Industrial, Office, Retail	4.21
126 John Street and 265 Richmond Street West.	Industrial, Office, Retail	4.22
150 John St.; (Previously 280 Richmond St. W.).	Industrial, Showroom, Retail	4.23
300, 322 King Street West.	Theatre, Retail, Office	4.24
388, 394, 400 King Street West.	Industrial, Office, Retail, Showroom	4.25
434, 440, 446 King Street West and 85 Spadina Ave.	Industrial, Bank, Retail	4.26
645 King Street West.	Industrial, Retail	4.27
500 Lake Shore Blvd. West.	Office, Hotel, Industrial, Retail	4.28
20 Lower Spadina Ave.	Institutional, Retail	4.29
30, 32, 34, 36 Mercer Street.	Industrial, Office, Retail	4.30
21 Peter Street.	Industrial, Office	4.31
10 Portland Street and 548 Front Street West.	Industrial, Office	4.32
79 Portland Street.	Industrial, Retail	4.33
79 Portland Street.	Industrial, Office, Retail	4.34
163 Portland Street.	Residential	4.35
497 Queen Street West.	Office, Residential, Retail	4.36
633 Queen Street West.	Residential, Retail	4.37
635 Queen Street West.	Residential, Retail	4.38
385 Queens Quay West.	Residential, Retail	4.39
441 Queens Quay West.	Residential, Retail	4.40
230, 240 Richmond Street West.	Industrial, Office, Retail	4.41
477, 483 Richmond Street West.	Industrial	4.42
477, 483 Richmond Street West.	Industrial, Retail	4.43
250 Wellington Street West and 5 Mercer Street.	Industrial, Hotel, Office, Retail	4.44
255 Wellington Street West.	Warehouse, Office	4.45
354 Wellington Street West and 36 Peter Street.	Industrial, Office, Retail	4.46
21 and 31 Widmer Street.	Industrial, Commercial	4.47

Development Projects in the Central Area - Map Area 5:

<i>Address</i>	<i>Proposed Land Uses</i>	<i>Property Number on Map & Report Page Number</i>
<u>Map Reference 5A</u>		
111, 115 Berkeley Street.	Office, Residential	3.1
129, 129R Berkeley Street.	Office, Residential, Retail	5.2
159 Frederick Street.	Residential, Office, Retail	5.3
100, 106 Front Street East.	Industrial, Office, Retail	5.4
109 Front Street East.	Residential, Retail, Office, Institutional	5.5
177, 183, 197 Front St. E.; 15, 21 Lower Sherbourne St.; and 200 The Esplanade.	Residential, Industrial, Retail	5.6
184 Front Street East.	Industrial, Commercial	5.7
33, 37, 39 Jarvis St. and 163, 167, 169, 179 King St. E.	Residential, Retail	5.8
150, 156, 158, 160, 168 King St. E.; 61, 63 Jarvis St.; 80 George St.; and 207 Adelaide St. E.	Industrial, Office, Retail	5.9
197 King Street East.	Industrial, Office, Retail	5.10
101 Ontario Street.	Industrial, Office	5.11
54 Parliament Street.	Residential	5.12
245 Queen Street East.	Office, Retail	5.13
2 Small Street.	Industrial, Retail	5.14
246 The Esplanade.	Institutional, School	5.15
<u>Map Reference 5B</u>		
96 Eastern Avenue.	Industrial	5.16
525 King Street East.	Wholesale, Office, Industrial	5.17
530 King Street East.	Retail, Industrial	5.18
443, 447 Queen Street East.	Residential, Office, Retail	5.19
30 St. Lawrence Street.	Residential, Institutional	5.20

Map Reference 5C

629 Eastern Avenue.	Industrial, Office, Warehouse, Retail	5.21
895 Eastern Avenue.	Fire Academy	5.22

Map Reference 5D

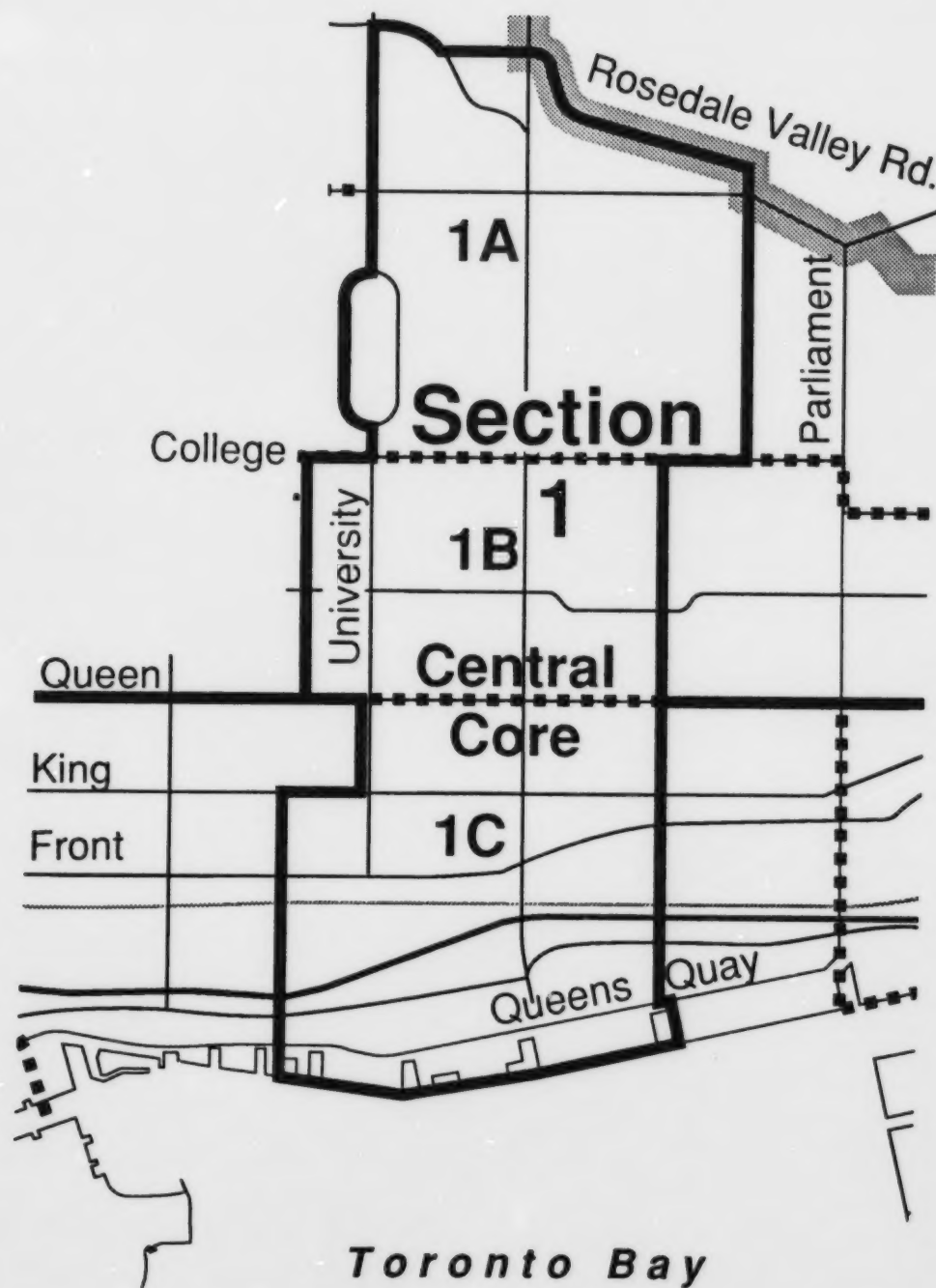
23 Basin Street.	Utilities	5.23
West part of 85 Commissioners Street.	Industrial, Office	5.24
400 Commissioners Street.	Utilities	5.25
595 Commissioners Street.	Manufacturing	5.26
915 Lake Shore Boulevard East.	Industrial	5.27
South part of 6 Leslie Street.	Communications	5.28

APPENDIX I Approved projects by City Council with no construction activities for more than 5 years.

KEY MAP



SECTION 1







APPLICATION

Development Review: Y
 Rezoning: Y
 O. P. A.: Y

Application Number: 2294
 Application Date: December 3, 1990
 Date of Revision:

Confirmed Municipal Address: South-east part of 40 Alexander Street. (500 Church St.)

Nearest Intersection: North side of Alexander St. at Church St.

Project Description: Demolish existing building to construct a 10-storey residential condominium building with retail-at-grade uses.

Applicant:
 Greenrock Developments Ltd.
 1600 - 20 Eglinton Ave. W.
 487-3883

Agent:
 John Cowle Architect Inc.
 109 Queen St. E.
 363-9343

Architect:
 John Cowle Architect Inc.
 109 Queen St. E.
 363-9343

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDRA; LDMCRA; O.P.A. 207
 Zoning District: R3 Z2.5; CR L2 U150
 Height Limit (m): 30.5 ; 18.3
 Site Specific Provision: 21950; 22663
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 1256.0 m²

Height Storeys: 10 + penthouse + 2
 basements
 Metres: 29.9

Ground Floor: 810.3 m²

Residential GFA: 7434.3 m²

Non-Residential GFA: 534.0 m²

Total GFA: 7968.3 m²

Indoor Outdoor
 Parking Spaces: 66
 Loading Docks:

DWELLING UNITS

Tenure: Condo
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom: 88
 2 Bedroom: 20
 3 Bedroom:
 4 Bedroom:
 Total Units: 108

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	7434.3 m ²	
Retail	534.0 m ²	
Parking and Loading		2146.0 m ²

PROPOSED DENSITY:

Residential Density: 5.9

Non-Residential Density: 0.4

Total Density: 6.3

COMMENTS:

Status: Being reviewed.

Data valid: June 30, 1991

Planner: Michael Mizzi

Phone: 392-7355/0013

APPLICATION

Development Review: Y
 Rezoning: N
 O. P. A.: N

Application Number: 388194
 Application Date: October 12, 1988
 Date of Revision:

Confirmed Municipal Address: 1319 Bay Street.

Nearest Intersection: East side of Bay Street, north of Scollard Street.

Project Description: A 12-storey apartment building with below grade parking.

Applicant:
 B. R. L. Realty Ltd.
 5905 Campus Road
 676-1293

Agent:
 A. J. Diamond, Donald Schmitt & Co.
 2 Berkeley Street
 862-8800

Architect:
 A. J. Diamond, Donald Schmitt & Co.
 2 Berkeley Street
 862-8800

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
 Zoning District: CR L1.5 U250
 Height Limit (m): 30.5
 Site Specific Provision: NO
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 444.8 m²
 Frontage: 18.1 m
 Depth: 24.8 m

Height Storeys: 12 + basement
 Metres: 30.5

Ground Floor: 230.0 m²
 Residential GFA: 4300.3 m²
 Total GFA: 4300.3 m²

Indoor Outdoor
 Parking Spaces: 16 3
 Loading Docks:

DWELLING UNITS

Tenure: Condo
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom: 10
 Total Units: 10

FLOOR AREA BREAKDOWN

Land Use: Above Grade: Below Grade:
 Residential 4300.3 m²
 Parking and Loading 69.7 m² 444.0 m²

PROPOSED DENSITY:

Residential Density: 225 uph (9.70)

Non-Residential Density: 0.00

Total Density: 225 uph (9.70)

COMMENTS: Variances approved by OMB.

Status: Applicant not proceeding at present.

Data valid: June 30, 1991

Planner: Rollin Stanley

Phone: 392-7355/0420

APPLICATION

Development Review: Y
 Rezoning: N
 O. P. A.: N

Application Number: 389080
 Application Date: April 20, 1989
 Date of Revision:

Confirmed Municipal Address: 55 Belmont Street.

Nearest Intersection: South-east corner of Davenport Rd. and Belmont St.

Project Description: To build a 5-storey addition to existing home for the aged building.

Applicant:
 Belmont House
 55 Belmont St.
 964-9231

Agent:
 Montgomery & Sisam
 81A Front St. E.
 364-8079

Architect:
 Montgomery & Sisam
 81A Front St. E.
 364-8079

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDRA
 Zoning District: R4 Z2.0
 Height Limit (m): 18.0
 Site Specific Provision: 599-78
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 14797.0 m²
 Frontage: 174.6 m
 Depth: Irregular

Height Storeys: 5 + basement

Metres:

Ground Floor: 4380.0 m²
 Residential GFA: 20365.0 m²
 Total GFA: 20365.0 m²

Indoor Outdoor
 83

Parking Spaces:
 Loading Docks:

DWELLING UNITS

Tenure:
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Institutional	17651.0 m ²	2714.0 m ²
Parking and Loading at	1927.7 m ²	

APPROVED DENSITY:

Residential Density: 1.4

Non-Residential Density: 0.0

Total Density: 1.4

COMMENTS:

Status: Under construction.

Data valid: June 30, 1991

Planner: Rollin Stanley

Phone: 392-7355/0420

APPLICATION

Development Review: Y
 Rezoning: Y
 O. P. A.: Y

Application Number: 1994
 Application Date: April 2, 1987
 Date of Revision:

Confirmed Municipal Address: 2 Bloor Street East.

Nearest Intersection: North-east corner of Bloor St. E. and Yonge St.

Project Description: Condominium tower and health club addition to Hudson Bay Complex.

Applicant:
 Bramalea Ltd.
 1867 Yonge St.
 487-3861

Agent:
 Bramalea Ltd.
 1867 Yonge St.
 487-3861

Architect:
 Zeilder, Roberts
 315 Queen St. W.
 596-8300

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA; O.P.A 11.22
 Zoning District: CR L4.5 U350
 Height Limit (m): 61.0
 Site Specific Provision: 971-88; 972-88
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 15258.6 m²
 Frontage: 198.1 m
 Depth: Irregular

Height Storeys: 25 (above existing garage)

Metres: 89.5

Ground Floor: 1505.1 m²
 Residential GFA: 26900.0 m²
 Non-Residential GFA: 1250.0 m²
 Total GFA: 28150.0 m²

Indoor Outdoor
 Parking Spaces: 1143
 Loading Docks:

DWELLING UNITS

Tenure: Condo
Rooms:
Beds:
Bachelor:
 1 Bedroom: 103
 2 Bedroom: 103
 3 Bedroom:
 4 Bedroom:
 Total Units: 206

FLOOR AREA BREAKDOWN (Addition Only)

Land Use: Above Grade: Below Grade:
 Residential 26900.0 m²
 Recreational 1250.0 m²

APPROVED DENSITY:(Entire site)

Residential Density: 3.0 Non-Residential Density: 10.3 Total Density: 13.3

COMMENTS:

Status: Building construction postponed.

Data valid: June 30, 1991

Planner: Midtown Section

Phone: 392-7355

APPLICATION

Development Review: Y
 Rezoning: Y
 O. P. A.: N

Application Number: 2133
 Application Date: November 8, 1988
 Date of Revision: May 10, 1990

Confirmed Municipal Address: 2 Bloor Street East.

Nearest Intersection: North-east corner of Bloor St. E. and Yonge St.

Project Description: Commercial additions.

Applicant:
 Bramalea Ltd.
 1867 Yonge St.
 487-3861

Agent:
 Bramalea Ltd.
 1867 Yonge St.
 487-3861

Architect:
 Zeilder, Roberts
 315 Queen St. W.
 596-8300

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
 Zoning District: CR L4.5 U350
 Height Limit (m): 61.0
 Site Specific Provision: 971-88
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 15144.2 m²
 Frontage: 198.1 m
 Depth: Irregular

Height Storeys: varies

Metres:

Commercial
 addition GFA: 4077.4 m²

Indoor Outdoor
 Parking Spaces: 1143 (existing)
 Loading Docks:

DWELLING UNITS**FLOOR AREA BREAKDOWN (Addition Only)**

Land Use: Above Grade: Below Grade:
 Retail 4077.4 m²

EXISTING & APPROVED DENSITY: (Over entire site)

Residential Density: 3.0 Non-Residential Density: 10.3 Total Density: 13.3

PROPOSED DENSITY:

Residential Density: 3.0 Non-Residential Density: 10.6 Total Density: 13.6

COMMENTS:

Status: Being revised.

Data valid: June 30, 1991

Planner: Midtown Section

Phone: 392-7355

APPLICATION

Development Review: Y
 Rezoning: N
 O. P. A.: N

Application Number: 387225
 Application Date: August 28, 1987
 Date of Revision:

Confirmed Municipal Address: 31 Bloor Street East.

Nearest Intersection: South side of Bloor St. E., east of Roy Square.

Project Description: A 17-storey office building with grade related retail and subway access.

Applicant:
 Bramalea Properties Ltd.
 1867 Yonge St.
 487-3861

Agent:
 Beinhaker/Irwin Assoc.
 240 Richmond St. W.
 597-0473

Architect:
 Beinhaker/Irwin Assoc.
 240 Richmond St. W.
 597-0473

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
 Zoning District: CR L4.5 U350
 Height Limit (m): 61.0
 Site Specific Provision: 600-86; 601-86
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 3298.2 m²
 Frontage: 39.2 m
 Depth: Irregular

Height Storeys: 17 + basement

Metres: 76.8

Ground Floor: 2184.7 m²
 Total GFA: 29040.1 m²

	Indoor	Outdoor
Parking Spaces:	45	
Loading Docks:	1	3

DWELLING UNITS

Tenure:
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Office	27188.9 m ²	
Retail	1560.0 m ²	
Services	1272.5 m ²	
Transportation	291.2 m ²	621.0 m ²
Parking and Loading		1873.0 m ²

APPROVED DENSITY:

Residential Density: 0.0

Non-Residential Density: 8.8

Total Density: 8.8

COMMENTS: Proposal includes density transfer from 2 Sultan St., 20 Charles Street East, 20-30 Asquith Ave. and 830 Church St. permitted by By-law 601-86.

Status: Under construction.

Data valid: June 30, 1991

Planner: Midtown Section

Phone: 392-7355

APPLICATION

Development Review:	Y	Application Number:	390073
Rezoning:	N	Application Date:	May 24, 1990
O. P. A.:	N	Date of Revision:	September 28, 1990

Confirmed Municipal Address: 85 Bloor St. East and 44 Hayden St.

Nearest Intersection: South side Bloor St. E., east of Yonge St.

Project Description: To build a mixed commercial/residential building.

Applicant:	Agent:	Architect:
Page and Steele Arch. (V. Losner)	Page and Steele Arch. (V. Losner)	Page and Steele Arch. (V. Losner)
110 Eglinton Ave. E.	110 Eglinton Ave. E.	110 Eglinton Ave. E.
485-9666	485-9666	485-9666

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
 Zoning District: CR L4.5 U350
 Height Limit (m): 61.0
 Site Specific Provision: NO
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area:	1904.5 m ²	Height	Storeys:	17 + 3 basements
Frontage:	31.7 m			
Depth:	Irregular		Metres:	61.0
Ground Floor:	920.0 m ²			
Residential GFA:	8655.0 m ²		Indoor	Outdoor
Non-Residential GFA:	8743.0 m ²	Parking Spaces:	81	
Total GFA:	17398.0 m ²	Loading Docks:		

DWELLING UNITS

Tenure:	Condo
Rooms:	
Beds:	
Bachelor:	
1 Bedroom:	7
2 Bedroom:	14
3 Bedroom:	18
4 Bedroom:	
Total Units:	39

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	8655.0 m ²	
Office	8383.0 m ²	
Utilities	830.0 m ²	
Retail	360.0 m ²	
Parking and Loading		2633.7 m ²

APPROVED DENSITY:

Residential Density: 4.5	Non-Residential Density: 4.6	Total Density: 9.1
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COMMENTS:

Status: Council approval - January 24, 1991.

Data valid: June 30, 1991

Planner: Blair Martin

Phone: 392-7187/0425

APPLICATION

Development Review: Y
 Rezoning: Y
 O. P. A.: Y

Application Number: 1985
 Application Date: February 19, 1987
 Date of Revision:

Confirmed Municipal Address: 175, 227 Bloor Street East.

Nearest Intersection: Bloor and Church Streets.

Project Description: Phase 2 of the Crown Life Place office development.

Applicant:
 Clico Properties Ltd.
 160 Bloor St. E.
 928-7751

Agent:
 Aird and Berlis
 145 King St. W.
 364-1241

Architect:
 NORR Partnership Arch.
 350 Bloor St. E.
 929-0200

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA(6.5)
 Zoning District: CR L4.5 U350
 Height Limit (m): 61.0
 Site Specific Provision: 991-88 ; 992-88
 Historical Status: SEE COMMENTS
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 12419.3 m²

Height Storeys: 18

Gross Floor Area
 (excluding churches)

Me.res: 72.8

Phase 1: 29399.6 m²

Phase 2: 27208.7 m²

Total GFA: 56608.3 m²

	Indoor	Outdoor
Parking Spaces:	264	16
Loading Docks:	5	

DWELLING UNITS

Tenure:
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Office	54930.0 m ²	
Institutional	4783.0 m ²	
Retail	1678.0 m ²	

APPROVED DENSITY:

Residential Density: 0.0

Non-Residential Density: 4.5

Total Density: 4.5

COMMENTS: Project utilizes density from adjacent St. Paul's Anglican Church lands. Two churches are designated historic by By-law 68-89. Phase 1 is now occupied.

Status: Under construction.

Data valid: June 30, 1991.

Planner: Michael Mizzi

Phone: 392-7355/0013

APPLICATION

Development Review:	Y	Application Number:	2266
Rezoning:	Y	Application Date:	July 17, 1990
O. P. A.:	Y	Date of Revision:	June 13 & 21, 1991

Confirmed Municipal Address: 175, 227 Bloor St. E. and 600 Jarvis St.

Nearest Intersection: South side of Bloor St. E., west of Jarvis St.

Project Description: Construction of a residential condominium building and a new headquarters for the General Synod of the Anglican Church of Canada.

Applicant:	Agent:	Architect:
Crown Life Insurance Co.; General Synod of the Anglican Church of Canada and St. Paul's Anglican Church.	Berridge, Lewinberg, Greenberg Ltd. 200 - 111 Queen St. E. 363-9004	Strauman Arch. Inc. 201 - 900 Dufferin St. 588-1800

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA; HDMCRA(6.5)
 Zoning District: CR L2 U350 ; CR L4.5 U350
 Height Limit (m): 61.0
 Site Specific Provision: 991-88 ; 992-88
 Historical Status: SEE COMMENTS
 Site Plan Control: YES

PROJECT INFORMATION

Site Area:	16894.0 m ²	Height Storeys:	27 + 4 basements
Ground Floor:	5904.9 m ²	Metres:	76.0
Residential GFA:	35622.0 m ²		
Non-Residential GFA:	67061.0 m ² *		
Total GFA:	102683.0 m ² *	Indoor	Outdoor
		Parking Spaces:	462
		Loading Docks:	

DWELLING UNITS

Tenure:	Condo	Rental; Assisted
Rooms:		
Beds:		
Bachelor:		
1 Bedroom:	165	20
2 Bedroom:	84	21
3 Bedroom:	1	4
4 Bedroom:		
Total Units:	250	45

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	35622.0 m ²	
Office	8152.7 m ²	
Institutional	3468.0 m ²	
Residential Recreation	1435.3 m ²	
Retail	1159.2 m ²	
Daycare	445.1 m ²	
Parking and Loading		15021.9 m ²
Industrial		308.6 m ²

PROPOSED DENSITY:

Residential Density: 2.1	Non-Residential Density: 4.0	Total Density: 6.1
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COMMENTS: Two churches designated by By-law 68-89. * Includes 56608 m² of Crown Life Place Phases 1 & 2.

Status: Preliminary Report on Revised Plans (June 26, 1991) adopted by the LUC at its July 11th meeting.

Data valid: July 31, 1991.

Planner: Michael Mizzi

Phone: 392-7355/0013

APPLICATION

Development Review:	Y	Application Number:	2102
Rezoning:	Y	Application Date:	August 15, 1988
O. P. A.:	N	Date of Revision:	September 18, 1989

Confirmed Municipal Address: 300 Bloor Street East and part of 30 Mount Pleasant Road.

Nearest Intersection: North side of Bloor St. E., west of Mount Pleasant Road.

Project Description: To build a mixed commercial/residential building.

Applicant:	Agent:	Architect:
York Trillium Development Corp.	Blake, Cassels & Graydon	Bregman and Hamann
20 York Mills Rd.	Box 25, Commerce Court West	481 University Avenue
733-4000	863-2400	596-2299

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
 Zoning District: CR L2 U300
 Height Limit (m): 46.0
 Site Specific Provision: YES
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area:	4566.7 m ²	Height Storeys:	24 + penthouse + 5 basements
Frontage:	34.1 m	Metres:	80 + mechanical
Depth:	Irregular		
Residential GFA:	20047.8 m ²	Indoor	Outdoor
Non-Residential GFA:	7948.7 m ²	Parking Spaces:	237
Total GFA:	27996.5 m ²	Loading Docks:	

DWELLING UNITS

Tenure: Condo
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units: 97

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	20281.0 m ²	
Office	7948.7 m ²	
Mechanical	1143.0 m ²	
Residential Recreation	727.7 m ²	
Parking and Loading		12198.1 m ²

APPROVED DENSITY:

Residential Density: 212 uph	Non-Residential Density: 1.75	Total Density: 3.9X (constant)
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COMMENTS:

Status: Settlement at OMB re: reduced height to 80 metres - May 15, 1991.

Data valid: June 30, 1991

Planner: Midtown Section

Phone: 392-7355

Map Reference: 1A

APPLICATION

Development Review: Y
Rezoning: N
O. P. A.: N

Application Number: 387030
Application Date: February 11, 1987
Date of Revision:

Confirmed Municipal Address: 400 Bloor Street East.

Nearest Intersection: North side of Bloor St. E., west of Sherbourne Street North.

Project Description: A 75 unit residential building.

Applicant:
Guided Investments Ltd.
208- 66 Guided Court
746-2141

Agent:
Osler, Hoskin & Harcourt
Box 50, First Canadian Place
362-2111

Architect:
A. J. Diamond, Donald Schmitt & Co.
2 Berkeley St.
862-8800

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA, O.P.A. 11.140
Zoning District: CR L2 U300
Height Limit (m): 46.0
Site Specific Provision: 640-83
Historical Status: NO
Site Plan Control: YES

PROJECT INFORMATION

Site Area: 1992.3 m²
Frontage: 25.8 m
Depth: Irregular

Height Storeys: 19 + PH Mech. + 3
basements
Metres: 55.3

Ground Floor: 978.7 m²
Residential GFA: 10758.0 m²
Total GFA: 10758.0 m²

Indoor Outdoor
Parking Spaces: 69
Loading Docks:

DWELLING UNITS

Tenure: Condo
Rooms:
Beds:
Bachelor: 19
1 Bedroom: 28
2 Bedroom: 27
3 Bedroom: 1
4 Bedroom:
Total Units: 75

FLOOR AREA BREAKDOWN

Land Use: Above Grade: Below Grade:
Residential 10758.0 m²
Services 655.5 m²
Parking and Loading 4107.0 m²

APPROVED DENSITY:

Residential Density: 5.4 (376 uph)

Non-Residential Density: 0.0

Total Density: 5.4

COMMENTS:

Status: Building Permit application lapsed on November 15, 1989.

Data valid: June 30, 1991

Planner: Midtown Section

Phone: 392-7355

APPLICATION

Development Review:	Y	Application Number:	2258
Rezoning:	Y	Application Date:	May 24, 1990
O. P. A.:	Y	Date of Revision:	

Confirmed Municipal Address: 2 Bloor Street West.

Nearest Intersection: North side of Bloor St. W., west of Yonge St.

Project Description: To demolish existing commercial at Cumberland Terrace and rebuild new mixed use commercial/residential uses.

Applicant:	Agent:	Architect:
Hammerson Canada Inc.	Diamond Fairbairn	Brisbin, Brook, Beynon
70 University Ave.	393 University Ave.	14 Duncan St.
977-2011	971-7000	591-8999

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
 Zoning District: CR L4.5 U350
 Height Limit (m): 61.0
 Site Specific Provision: 610-70 ; 140-82
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area:	7436.0 m ²	Height Storeys:	17 + basements
Frontage:	39.6 m		
Depth:	Irregular	Metres:	58.5
Existing to remain:	46909.2 m ²		
New Construction		Indoor	Outdoor
Residential GFA:	27165.2 m ²	Parking Spaces:	196
Non-Residential GFA:	6944.1 m ² *	Loading Docks:	5
Total GFA:	81018.5 m ²		

DWELLING UNITS

Tenure:	Condo
Rooms:	
Beds:	
Loft unit:	8
1 Bedroom:	82
2 Bedroom:	54
3 Bedroom:	40
4 Bedroom:	
Total Units:	184

FLOOR AREA BREAKDOWN (New Construction Only)

Land Use:	Above Grade:	Below Grade:
Residential	26905.6 m ²	259.6 m ²
Parking and Loading	8686.4 m ²	
Retail	3171.9 m ²	3772.2 m ²
Residential Recreation	1344.6 m ²	

PROPOSED DENSITY:

Residential Density: 3.7	Non-Residential Density: 7.3 *	Total Density: 11.0
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COMMENTS: * Excludes above grade parking.

Status: Preliminary report adopted by LUC on October 30, 1990.

Data valid: June 30, 1991

Planner: Rollin Stanley

Phone: 392-7355/0420

APPLICATION

Development Review: Y
 Rezoning: Y
 O. P. A.: Y

Application Number: 2030
 Application Date: September 18, 1987
 Date of Revision: March 14, 1989

Confirmed Municipal Address: 96, 100 Bloor Street West.

Nearest Intersection: North side of Bloor St. W. east of Avenue Rd.

Project Description: Cinema, hotel and commercial building including facades of University Theatre and Lothian Mews.

Applicant:
 Cineplex Odeon Corp.
 1303 Yonge St.
 323-6600

Agent:
 Goodman and Carr
 2300 - 200 King St. W.
 595-2300

Architect:
 David Mesbur
 1303 Yonge St.
 323-1380

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
 Zoning District: CR L4.5 U350
 Height Limit (m): 61.0
 Site Specific Provision: NO
 Historical Status: DESIGNATED
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 2795.9 m²
 Frontage: 55.3 m
 Depth: Irregular

Height Storeys: 17 + Mech. PH + 4
 basements
 Metres: 69.0

Ground Floor: 2085.6 m²
 Non-Residential GFA: 21808.0 m²
 Total GFA: 21808.0 m²

Indoor Outdoor
 Parking Spaces: 233
 Loading Docks:

DWELLING UNITS

Tenure:
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Hotel	9946.8 m ²	46.6 m ²
Retail	4856.8 m ²	139.6 m ²
Theatre	3400.5 m ²	
Art Galleries	3241.7 m ²	
Comm. Club	176.0 m ²	
Parking and Loading		7576.0 m ²

APPROVED DENSITY:

Residential Density: 0.0

Non-Residential Density: 7.8

Total Density: 7.8

COMMENTS:

Status: Applicant not proceeding.

Data valid: June 30, 1991

Planner: Midtown Section

Phone: 392-7355

APPLICATION

Development Review: Y
 Rezoning: N
 O. P. A.: N

Application Number: 391003
 Application Date: January 8, 1991
 Date of Revision: March 8, 1991

Confirmed Municipal Address: 15 Charles Street East.

Nearest Intersection: South side of Charles St. E., east of Yonge St.

Project Description: To build an addition to existing hotel building.

Applicant:
 841491 Ontario Ltd.
 208 - 885 Don Mills Rd.
 391-0808

Agent:
 Aird & Berlis
 1500 - 145 King St. W.
 364-1241

Architect:
 Omar Yeung & Loenard Chui
 208 - 885 Don Mills Rd.
 391-0808

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDMCRA; MDMCRA; HDRA
 Zoning District: CR L2 U150
 Height Limit (m): 18.3
 Site Specific Provision: NO
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 1189.7 m²
 Frontage: 23.1 m
 Depth: 51.7 m

Height Storeys: 11 + basement
 Metres: 37.1

Ground Floor: 796.0 m²
 Non-Residential GFA: 6539.7 m²
 Total GFA: 6539.7 m²

Indoor Outdoor
 Parking Spaces: 22
 Loading Docks:

DWELLING UNITS

Tenure:
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Hotel	5728.3 m ²	
Retail	446.2 m ²	
Office	331.6 m ²	33.6 m ²
Parking and Loading		700.1 m ²
Storage		293.0 m ²

APPROVED DENSITY:

Residential Density: 0.0

Non-Residential Density: 5.5

Total Density: 5.5

COMMENTS:

Status: Approved by Council - May 6 & 7, 1991

Data valid: June 30, 1991

Planner: Leontine van Bruggen

Phone: 392-7187/0423

APPLICATION

Development Review: Y Application Number: 2167
 Rezoning: Y Application Date: April 5, 1989
 O. P. A.: Y Date of Revision: June 12, 1991

Confirmed Municipal Address: 30, 38, 40 Charles St. East & 25, 29, 35 Hayden St.

Nearest Intersection: North side of Charles St. E., south side of Hayden St. east of Yonge St.

Project Description: To build a new condominium apartment tower and retain the existing apartment building.

Applicant:	Agent:	Architect:
Yellow Fan Development Inc.	Lyons, Goodman, Iacono	E. I. Richmond Inc.
10 - 401 Champagne Dr., Downsview	2000 - 130 Adelaide St. W.	30 St. Clair Ave. W.
630-5002	869-0123	961-1567

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
 Zoning District: CR L2 U350
 Height Limit (m): 45.7
 Site Specific Provision: NO
 Historical Status: YES
 Site Plan Control: YES

PROJECT INFORMATION

Site Area:	3273.4 m ²	Height	Storeys:	16 + 2 basements
Frontage:	45.8 m			
Depth:	Irregular		Metres:	45.6
Ground Floor:	1904.0 m ²			
Residential GFA:	21047.4 m ²		Indoor	Outdoor
Non-Residential GFA:	375.0 m ²	Parking Spaces:	100	
Total GFA:	21422.4 m ²	Loading Docks:		

DWELLING UNITS

Tenure:	Condo
Rooms:	
Beds:	
Bachelor:	5
1 Bedroom:	331
2 Bedroom:	7
3 Bedroom:	
4 Bedroom:	
Total Units:	343

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	21047.4 m ²	
Residential Recreation	500.0 m ²	
Retail	375.0 m ²	
Parking and Loading		3251.5 m ²

PROPOSED DENSITY:

Residential Density: 6.0	Non-Residential Density: 0.1	Total Density: 6.1
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COMMENTS: Historical building to be retained contains 18 dwelling units and gross floor area of 1407 m²

Status: Application revised.

Data valid: June 30, 1991

Planner: Tom Keefe

Phone: 392-7355/0074

Map Reference: 1A

APPLICATION

Development Review:	Y	Application Number:	2097
Rezoning:	Y	Application Date:	July 20, 1988
O. P. A.:	Y	Date of Revision:	June 19, 1989

Confirmed Municipal Address: 77, 79 Charles Street East.

Nearest Intersection: Charles St. E. and Church St.

Project Description: Condominium tower and 8 social housing townhouse units.

Applicant:	Agent:	Architect:
775373 Ontario Ltd.	Borden & Elliot	
131 Bloor St. W.	250 University Ave.	
923-2863	593-2367	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA ; MDRA
Zoning District: R3 Z1.0
Height Limit (m): 30.5
Site Specific Provision: 580-89
Historical Status: NO
Site Plan Control: YES

PROJECT INFORMATION

Site Area:	1158.0 m ²	Height	Storeys:	18
Frontage:	23.1 m			
Depth:	49.9 m		Metres:	53.0
Residential GFA:	5538.0 m ²		Indoor	Outdoor
Total GFA:	5538.0 m ²	Parking Spaces:	47	
		Loading Docks:	1	

DWELLING UNITS

Tenure:	Condo	Rental; Assisted
Rooms:		
Beds:		
Bachelor:	7	
1 Bedroom:	53	4
2 Bedroom:	10	2
3 Bedroom:		2
4 Bedroom:		
Total Units:	70	8

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Condominium	4618.0 m ²	
Social	920.0 m ²	

APPROVED DENSITY:

Residential Density: 4.8	Non-Residential Density: 0.0	Total Density: 4.8
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COMMENTS:

Status: Under power of sale.

Data valid: June 30, 1991

Planner: Rollin Stanley

Phone: 392-7355/0420

APPLICATION

Development Review: Y
 Rezoning: Y
 O. P. A.: Y

Application Number: 2218
 Application Date: December 28, 1989
 Date of Revision: May 28, 1990

Confirmed Municipal Address: 80 Charles Street East and 625 Church Street.

Nearest Intersection: East side of Church St., south of Bloor St. E.

Project Description: Office, residential and retail development with underground parking garage.

Applicant:
 Hayden St. Property Development
 400 - 47 Sheppard Ave. E.
 226-6820

Agent:
 Goodman and Carr (Stephen Zikman)
 200 King St. W.
 595-2423

Architect:
 Page and Steele Arch. (Bernard Watt)
 110 Eglinton Ave. E.
 485-9666

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
 Zoning District: CR L1 U150
 Height Limit (m): 45.7
 Site Specific Provision: 772-83; 773-83
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 6704.1 m²

Height Storeys: 18 + mechanical floor

Existing Buildings

Residential GFA: 9183.0 m²
 Non-Residential GFA: 9066.6 m²
 Total GFA: 18249.6 m²

Metres: 57.0

Proposed Addition

Residential GFA: 8868.0 m²
 Non-Residential GFA: 3684.0 m²
 Total GFA: 12552.0 m²

Parking Spaces: 159
 Loading Docks: 28

Overall GFA: 30801.6 m²

DWELLING UNITS

Existing	Addition	Overall
132 units	84 units	216 units

FLOOR AREA BREAKDOWN (Addition only)

Land Use:	Above Grade:	Below Grade:
Residential	8868.0 m ²	
Office	3572.0 m ²	
Residential Recreation	1558.0 m ²	
Retail	112.0 m ²	
Parking and Loading		3721.0 m ²

PROPOSED DENSITY:

Residential Density: 2.7

Non-Residential Density: 1.9

Total Density: 4.6

COMMENTS:

Status: Preliminary Report (May 30, 1990) adopted by LUC on June 12, 1990 - Applicant is considering a revised proposal.

Data valid: June 30, 1991

Planner: Michael Mizzi

Phone: 592-7355/0013

Map Reference: 1A

APPLICATION

Development Review:	N	Application Number:	2169
Rezoning:	Y	Application Date:	April 6, 1989
O. P. A.:	N	Date of Revision:	

Confirmed Municipal Address: 63, 63R, 65, 77 Charles Street West

Nearest Intersection: South side of Charles St. W., west of Bay St.

Project Description: To build a new Centre for Christian Studies.

Applicant:	Agent:	Architect:
Centre for Christian Studies	Thomson & Rogers Barrs.	Young & Wright
77 Charles St. W.	3100 - 390 Bay St.	172 St. George St.
923-1168	868-3100	968-3552

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Institutional District
Zoning District: R4 Z2.0
Height Limit (m): 13.7
Site Specific Provision: NO
Historical Status: NO
Site Plan Control: YES

PROJECT INFORMATION

Site Area:	2717.8 m ²	Height	Storeys:	7 + 2 basements
Frontage:	73.2 m			
Depth:	Irregular		Metres:	23.5
Ground Floor:	1330.0 m ²			
Residential GFA:	6450.0 m ²		Indoor	Outdoor
Non-Residential GFA:	3052.0 m ²	Parking Spaces:	70	
Total GFA:	9502.0 m ²	Loading Docks:		

DWELLING UNITS

Tenure: Unspecified

Rooms:	
Beds:	
Bachelor:	60
1 Bedroom:	30
2 Bedroom:	12
3 Bedroom:	
4 Bedroom:	
Total Units:	102

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	6450.0 m ²	
Retail	2660.0 m ²	392.0 m ²
Parking and Loading		2276.1 m ²

PROPOSED DENSITY:

Residential Density: 2.4	Non-Residential Density: 1.1	Total Density: 3.5
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COMMENTS:

Status: Sale of property proposed. Expect application will be withdrawn or revised.

Data valid: June 30, 1991

Planner: Yvonne Macor

Phone: 392-7355/0417

APPLICATION

Development Review: Y
 Rezoning: Y
 O. P. A.: N

Application Number: 1968
 Application Date: January 7, 1987
 Date of Revision: May 23, 1989

Confirmed Municipal Address: 85 Charles Street West and 78, 80, 82 St. Mary Street

Nearest Intersection: South side of Charles St. W. east of Queen's Park.

Project Description: Victoria University site. A 57 unit student residence building containing 232 beds (south lot), portion of larger project including a 10 storey hotel.

Applicant:
 Victoria University
 73 Queen's Park Cres.
 585-4506

Agent:
 Goodman & Goodman
 20 Queen St. W.
 979-2211

Architect:
 Kuwabara Payne McKenna Blumberg
 322 King St. W.
 977-5104

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Institutional District
 Zoning District: R4 Z2.0
 Height Limit (m): 13.7
 Site Specific Provision: 93-80 ; 386-80 ; 473-82
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 2648.8 m²
 Frontage: 36.6 m
 Depth: 73.3 m

Height Storeys: 8 + 2 basements
 Metres: 22.0

Ground Floor: 1313.0 m²
 Residential GFA: 8646.0 m²
 Total GFA: 8646.0 m²

Indoor Outdoor
 Parking Spaces: 146
 Loading Docks:

DWELLING UNITS

Tenure: Rental; Private
 Rooms: 232
 Beds: 232
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units: 57

FLOOR AREA BREAKDOWN

Land Use: Above Grade: Below Grade:
 Residential 8646.0 m²
 Parking and Loading 4715.0 m²

PROPOSED DENSITY:

Residential Density: 3.26 Non-Residential Density: 0.00 Total Density: 3.26

COMMENTS: See Page 1.20 for the hotel portion.

Status: Council approved students residence portion only on November 2, 1989. OMB approved applicants appeal of decision re hotel.
 Council referred OMB decision to Divisional Court (May 7, 1991)

Data valid: June 30, 1991

Planner: Yvonne Macor

Phone: 392-7355/0417

APPLICATION

Development Review: Y
 Rezoning: Y
 O. P. A.: Y

Application Number: 1968
 Application Date: January 7, 1987
 Date of Revision: May 23, 1989

Confirmed Municipal Address: 100, 102, 104, 106, 108, 110 Charles St. W., 21, 23 Sultan St., 4 St. Thomas St. and east part of 95 Queen's Park.

Nearest Intersection: North side of Charles St. W. east of Queen's Park.

Project Description: Victoria University site. A 10-storey hotel with 274 rooms, portion of larger project including a student residence.

Applicant:
 Victoria University
 73 Queen's Park Cres.
 585-4506

Agent:
 Goodman & Goodman
 20 Queen St. W.
 979-2211

Architect:
 Kuwabara Payne McKenna Blumberg
 322 King St. W.
 977-5104

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDRA ; Institutional District
 Zoning District: QR L2 U150 ; R3 Z1
 Height Limit (m): 23.0 ; 13.7 ; 11.6
 Site Specific Provision: 93-80 ; 386-80 ; 473-82
 Historical Status: SEE COMMENTS
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 9069.3 m²
 Frontage: 117.1 m
 Depth: Irregular

Height Storeys: 10

Metres: 31.7

Ground Floor: 2531.0 m²
 Non-Residential GFA: 21640.0 m²
 Total GFA: 21640.0 m²

Indoor Outdoor
 Parking Spaces: 186
 Loading Docks:

DWELLING UNITS

Tenure:
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units:

FLOOR AREA BREAKDOWN

Land Use: Above Grade: Below Grade:
 Hotel 21481.0 m² 159.0 m²
 Parking and Loading 7341.0 m²

PROPOSED DENSITY:

Residential Density: 2.38

Non-Residential Density: 0.00

Total Density: 2.38

COMMENTS: 100 - 108 Charles St. W. are listed historic. See Page 1.19 for the student residence portion. Density figures exclude 360 m² of floor are contained in portions of historical buildings to be retained.

Status: Council approved Student Residence portion only on November 2, 1989. OMB approved applicants appeal regarding hotel portion. Council referred OMB decision to Divisional Court (May 7, 1991).

Data valid: June 30, 1991

Planner: Yvonne Macor

Phone: 392-7355/0417

APPLICATION

Development Review: Y
Rezoning: N
O. P. A.: N

Application Number: 390018
Application Date: February 6, 1990
Date of Revision:

Confirmed Municipal Address: 195 Davenport Road.

Nearest Intersection: South-east corner of Davenport Rd. and Hazelton Ave.

Project Description: To build a 5 storey mixed use building.

Applicant:

Julian Jacobs Arch. Ltd.
500 - 284 King St. W.
596-0486

Agent:

Julian Jacobs Arch. Ltd.
500 - 284 King St. W.
596-0486

Architect:

Julian Jacobs Arch. Ltd.
500 - 284 King St. W.
596-0486

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDMCRA
Zoning District: CR L2 U150
Height Limit (m): 14.0
Site Specific Provision: NO
Historical Status: NO
Site Plan Control: YES

PROJECT INFORMATION

Site Area: 779.2 m²
Frontage: 35.4 m
Depth:

Height Storeys: 5 + 2 basements
Metres: 15.5

Ground Floor: 547.0 m²
Residential GFA: 2295.0 m²
Non-Residential GFA: 475.0 m²
Total GFA: 2770.0 m²

Indoor Outdoor
Parking Spaces: 16
Loading Docks:

DWELLING UNITS

Tenure: Rental; Private
Rooms:
Beds:
Bachelor:
1 Bedroom:
2 Bedroom: 12
3 Bedroom: 2
4 Bedroom:
Total Units: 14

FLOOR AREA BREAKDOWN

Land Use: Above Grade: Below Grade:
Residential 2295.0 m²
Retail 475.0 m²
Parking and Loading 1530.3 m²

APPROVED DENSITY:

Residential Density: 2.95

Non-Residential Density: 0.60

Total Density: 3.55

COMMENTS:

Status: Council approval June 25, 1990.

Data valid: June 30, 1991

Planner: Leontine van Bruggen

Phone: 392-7187/0423

APPLICATION

Development Review: N
 Reasoning: Y
 O. P. A.: Y

Application Number: 2276
 Application Date: September 5, 1990
 Date of Revision:

Confirmed Municipal Address: 10, 14, 18 Grenville Street.

Nearest Intersection: North side of Grenville St., west of Yonge St.

Project Description: A mixed use office and residential building.

Applicant:
 Grenville St. Co-operative Housing Inc.
 22 Mowat St.
 538-7511

Agent:
 Quadrangle Arch. Ltd.
 380 Wellington St. W.
 598-1240

Architect:
 Quadrangle Arch. Ltd.
 380 Wellington St. W.
 598-1240

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
 Zoning District: CR L2 U150
 Height Limit (m): 18.0
 Site Specific Provision: NO
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 2007.5 m²
 Frontage: 47.8 m
 Depth: 42.0 m

Height Storeys: 16 + 3 basements
 Metres: 44.0

Residential GFA: 17100.0 m²
 Non-Residential GFA: 1520.0 m²
 Total GFA: 19353.0 m²

Indoor Outdoor
 Parking Spaces: 131
 Loading Docks:

DWELLING UNITS

Tenure: Rental; Assisted
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom: 100
 2 Bedroom: 59
 3 Bedroom: 25
 4 Bedroom:
 Total Units: 184

FLOOR AREA BREAKDOWN

Land Use: Above Grade: Below Grade:
 Residential 17100.0 m²
 Office 1520.0 m²
 Parking and Loading 4259.5 m²

PROPOSED DENSITY:

Residential Density: 8.60

Non-Residential Density: 0.76

Total Density: 9.36

COMMENTS:

Status: Revisions forthcoming.

Data valid: July 17, 1991

Planner: Lori Martin

Phone: 392-7190/7187

APPLICATION

Development Review: Y
 Reasoning: N
 O. P. A.: N

Application Number: 391050
 Application Date: June 28, 1991
 Date of Revision:

Confirmed Municipal Address: 20 Grosvenor Street.

Nearest Intersection: North side of Grosvenor St. west of Yonge St.

Project Description: To build additions to existing YMCA building for same uses.

Applicant:
 Metro Central YMCA
 20 Grosvenor St.

Agent:
 A. J. Diamond, Donald Schmitt & Co.
 600 - 2 Berkeley St.
 462-8800

Architect:
 A. J. Diamond, Donald Schmitt & Co.
 600 - 2 Berkeley St.
 462-8800

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
 Zoning District: CR L1 U150
 Height Limit (m): 30.5
 Site Specific Provision: 561-82
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 5301.0 m²
 Frontage: 73.7 m
 Depth: Irregular

Height Storeys: 4.5 + basement
 Metres: 21.7 m

Ground Floor: 4406.2 m²
 Non-Residential GFA: 13767.2 m²
 Total GFA: 13767.2 m²

Indoor Outdoor
 Parking Spaces:
 Loading Docks: 1

DWELLING UNITS

Tenure:
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units:

FLOOR AREA BREAKDOWN

Land Use: Above Grade: Below Grade:
 Y.M.C.A. 11108.7 m² 2658.5 m²

PROPOSED DENSITY:

Residential Density: 0.0

Non-Residential Density: 2.6

Total Density: 2.6

COMMENTS:

Status: Being reviewed.

Data valid: June 30, 1991

Planner: Lori Martin

Phone: 392-7187/7190

Map Reference: 1A

APPLICATION

Development Review: Y
Reasoning: Y
O. P. A.: Y

Application Number: 2141
Application Date: January 11, 1989
Date of Revision:

Confirmed Municipal Address: 30 Hayden Street.

Nearest Intersection: North side east of Yonge St.

Project Description: A condominium building containing 52 units.

Applicant:
Centrum Land Corp.
555 Avenue Rd.
968-1771

Agent:
Andrew Paton, Q.C.
2500 - 130 Adelaide St. W.
868-1080

Architect:
The Colborne Arch.
47 Colborne
862-0926

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CR L4.5 U350
Height Limit (m): 61.0
Site Specific Provision: NO
Historical Status: NO
Site Plan Control: YES

PROJECT INFORMATION

Site Area: 795.0 m²
Frontage: 30.4 m
Depth: Irregular

Height Storeys: 28 + 4 basements
Metres: 77.6

Ground Floor: 526.3 m²
Residential GFA: 13379.4 m²
Total GFA: 13379.4 m²

Indoor Outdoor
Parking Spaces: 80
Loading Docks:

DWELLING UNITS

Tenure: Condo
Rooms:
Beds:
Bachelor:
1 Bedroom:
2 Bedroom: 2
3 Bedroom: 50
4 Bedroom:
Total Units: 52

FLOOR AREA BREAKDOWN

Land Use: Above Grade: Below Grade:
Residential 13379.4 m²
Parking and Loading 2601.0 m²

PROPOSED DENSITY:

Residential Density: 654 uph Non-Residential Density: 0.00 Total Density: 654 uph

COMMENTS:

Status: Applicant not proceeding.

Data valid: June 30, 1991

Planner: Midtown Section

Phone: 392-7355

APPLICATION

Development Review: Y
 Reasoning: Y
 O. P. A.: Y

Application Number: 2070
 Application Date: March 17, 1988
 Date of Revision: March 23, 1989

Confirmed Municipal Address: 100 Huntley St., 579, 581, 587, 589, Jarvis St. and 321 Bloor St. E.

Nearest Intersection: South-east corner of Jarvis & Bloor St. E.

Project Description: An office and residential building in two phases (Phase I and II).

Applicant:
 Confederation Life Insurance Co.
 321 Bloor St. E.
 323-8926

Agent:
 Berridge, Lewinberg, Greenberg
 200 - 111 Queen St. E.
 363-9004

Architect:
 Zeilder, Roberts
 315 Queen St. W.
 596-8300

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA ; MDRA
 Zoning District: CR L4.5 U350 ; CR L1 U150
 Height Limit (m): 61.0 ; 18.0
 Site Specific Provision: 356-89
 Historical Status: 321 Bloor St. E. designated
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 14948.0 m²
 Frontage: 167.2 m
 Depth: Irregular
 Site Area (excluding
 321 Bloor St. E): 8948.5 m²

Height Storeys: 19 + 4 basements

Metres: 74.6

Residential GFA: 2800.9 m²
 Non-Residential GFA: 46433.1 m²
 Total GFA: 49234.0 m²

Indoor Outdoor
 Parking Spaces: 315
 Loading Docks:

DWELLING UNITS

Tenure: Rental; Private
 Rooms:
 Beds:
 Bachelor: 5
 1 Bedroom: 17
 2 Bedroom: 6
 3 Bedroom: 1
 4 Bedroom:
 Total Units: 29

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Office	44913.5 m ²	975.6 m ²
Utilities	7394.7 m ²	2570.0 m ²
Residential	2800.9 m ²	
Retail	544.0 m ²	
Parking and Loading		20017.9 m ²
Storage		780.7 m ²

APPROVED DENSITY: (Excluding 321 Bloor St. E.)

Residential Density: 0.2

Non-Residential Density: 5.5

Total Density: 5.7

COMMENTS: Land to be conveyed to City for social housing.

Status: Office and retail building under construction.

Data valid: June 30, 1991

Planner: Midtown Section

Phone: 392-7355

APPLICATION

Development Review: Y
 Reasoning: Y
 O. P. A.: Y

Application Number: 2017
 Application Date: July 27, 1987
 Date of Revision: April 6, 1988

Confirmed Municipal Address: 460 Jarvis Street (includes 95 Wellesley St. E.)

Nearest Intersection: West side of Jarvis St., at Wellesley St. E.

Project Description: Mixed-use, primarily social housing project.

Applicant:
 582212 Ontario Ltd.
 256 Jarvis St.
 591-5414

Agent:
 Lyons Goodman Iacono Smith & Berkow
 130 Adelaide W.
 869-0123

Architect:
 E. I. Richmond
 30 St. Clair Ave. W.
 961-1567

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDRA
 Zoning District: R4 Z2.0
 Height Limit (m): 30.5
 Site Specific Provision: 524-88 ; 525-88
 Historical Status: SEE COMMENTS
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 4550.0 m²
 Frontage: 50.5 m
 Depth: Irregular

Height Storeys: 15 + penthouse + 2
 basements
 Metres: 47.5

Ground Floor: 2725.0 m²
 Residential GFA: 12375.0 m²
 Non-Residential GFA: 8245.0 m²
 Total GFA: 20620.0 m²

Indoor Outdoor
 Parking Spaces: 161 10
 Loading Docks:

DWELLING UNITS

Tenure: Rental; Assisted
 Rooms:
 Beds:
 Bachelor: 105
 1 Bedroom: 107
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units: 212

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	11985.0 m ²	
Office	7245.0 m ²	
Retail	1000.0 m ²	
Residential Recreation	390.0 m ²	
Parking and Loading Services	232.3 m ²	5618.2 m ² 698.4 m ²

APPROVED DENSITY:

Residential Density: 2.7

Non-Residential Density: 1.8

Total Density: 4.5

COMMENTS: No. 95 Wellesley St. is designated as historic by By-law 201-88.

Status: Under construction.

Data valid: June 30, 1991

Planner: Michael Mizzi

Phone: 392-7355/0013

APPLICATION

Development Review: Y
 Rezoning: Y
 O. P. A.: Y

Application Number: 2013
 Application Date: June 30, 1987
 Date of Revision: April 21, 1989

Confirmed Municipal Address: 5, 11, 21 St. Joseph St., 10 Phipps St., 9, 15 St. Nicholas St.

Nearest Intersection: North-west corner of Phipps & St. Nicholas Streets.

Project Description: Mixed use development.

Applicant:
 Dovestar Development Ltd.
 25 St. Nicholas St.
 923-6383

Agent:
 Diamond Fairbairn & Steinberg
 393 University Ave.
 971-7000

Architect:
 Kuwabara Payne McKenna Blumberg
 322 King St. W.
 977-5104

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
 Zoning District: CR L2 U350
 Height Limit (m): 23.0
 Site Specific Provision: NO
 Historical Status: SEE COMMENTS
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 4760.0 m²
 Frontage: 57.3 m
 Depth: Irregular

Height Storeys: 19 + 3 basements

Metres: 75.6

Ground Floor: 1294.5 m²
 Residential GFA: 36590.0 m²
 Non-Residential GFA: 905.0 m²
 Total GFA: 37495.0 m²

Indoor Outdoor
 Parking Spaces: 247
 Loading Docks:

DWELLING UNITS

Tenure:	Condo	Rental: Assisted
Rooms:		
Beds:		
Bachelor:	18	21
1 Bedroom:	196	32
2 Bedroom:	98	6
3 Bedroom:		
4 Bedroom:		
Total Units:	312	59

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	36590.0 m ²	
Residential Recreation	2614.0 m ²	
Retail	905.0 m ²	
Parking and Loading		8031.2 m ²

PROPOSED DENSITY:

Residential Density: 7.7

Non-Residential Density: 0.2

Total Density: 7.9

COMMENTS: 5, 11 St. Joseph Street and 9, 15 St. Nicholas Street are listed historic.

Status: Council approved separate process for 21 St. Joseph St. portion of the site, effectively preventing this project from being developed as proposed. Applicant reassessing scheme.

Data valid: June 30, 1991

Planner: Midtown Section

Phone: 392-7355

APPLICATION

Development Review: Y
 Reasoning: Y
 O. P. A.: Y

Application Number: 2089
 Application Date: June 20, 1988
 Date of Revision: June 30, 1989

Confirmed Municipal Address: 50 St. Joseph Street (St. Michael's College lands).

Nearest Intersection: West side of Bay Street.

Project Description: Primarily residential development in two buildings, an 9 storey block with retail at grade on Bay St., a 32 storey tower on St. Mary St., and an addition and renovation to student residences on Elmley Place.

Applicant:
 Rovercrest Development Ltd. (Tridel)
 4800 Dufferin St.
 661-9220

Agent:
 Weir & Foulds
 2 First Canadian Place
 365-1110

Architect:
 A. J. Diamond Donald Schmitt & Co.
 2 Berkeley St.
 862-8800

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
 Zoning District: C1 V4 ; R4 Z4
 Height Limit (m): 46.0
 Site Specific Provision: 850-80 ; 329-89 ; 500-89
 Historical Status: St. Basil's Church is designated
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 9499.2 m²
 Frontage: 101.8 m
 Depth: Irregular

Height Storeys: 32
 Metres: 97.0

Residential GFA: 58842.8 m²
 Non-Residential GFA: 2322.5 m²
 Total GFA: 61165.3 m²

Indoor Outdoor
 Parking Spaces: 900
 Loading Docks:

DWELLING UNITS

Tenure:	Condo	Rental; Private
Rooms:	(New)	24
Beds:	(Renovated)	53
Bachelor:		
1 Bedroom:		
2 Bedroom:		
3 Bedroom:		
4 Bedroom:		
Total Units:	624	77

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	58842.8 m ²	
Retail	2322.5 m ²	
Parking and Loading		29263.5 m ²

PROPOSED DENSITY:

Residential Density: 6.19

Non-Residential Density: 0.24

Total Density: 6.40

COMMENTS:

Status: Official Plan amendment and Reasoning approved by Council on February 25 & 26, 1991. Supplementary report (landscape plans) going to LUC July 11, 1991 with draft By-laws.

Date valid: June 30, 1991

Planner: Yvonne Macor

Phone: 392-7355/0417

APPLICATION

Development Review: Y
 Rezoning: Y
 O. P. A.: Y

Application Number: 1932/390116
 Application Date: June 12, 1986
 Date of Revision: March 12, 1991

Confirmed Municipal Address: 11 St. Thomas St., 1, 3 Sultan St. and 76, 78, 80, 86, 92, 94, 96, 98 Charles St. W.

Nearest Intersection: North side of Charles St. W., east of St. Thomas St.

Project Description: A hotel building with street related commercial and Bata Shoe Museum.

Applicant:
 Jasmac Canada Inc.
 3 Sultan St.
 863-4404

Agent:
 Fraser & Beatty
 1 First Canadian Place
 863-4797

Architect:
 Webb Zerafa Menkes Housden Partnership
 95 St. Clair Ave. W.
 961-4111

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDMCRA
 Zoning District: R3 Z1.0
 Height Limit (m): 11.6
 Site Specific Provision: 372-79; 850-79; 918-79
 Historical Status: SEE COMMENTS
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 3789.0 m²
 Frontage: 73.8 m
 Depth: Irregular

Height Storeys: 11 + mezzanine + 5
 basements
 Metres: 36.3

Non-Residential GFA: 14777.1 m² *
 Total GFA: 14777.1 m² *

Indoor Outdoor
 Parking Spaces: 193
 Loading Docks:

DWELLING UNITS

Tenure:
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units:

FLOOR AREA BREAKDOWN (not available)

Land Use: Above Grade: Below Grade:
 Hotel
 Retail
 Office
 Museum
 Parking and Loading

APPROVED DENSITY: *

Residential Density: 0.0

Non-Residential Density: 3.9 *

Total Density: 3.9 *

COMMENTS: 76, 78 and 80 Charles St. W. are designated historic; 11 St. Thomas St., 1 and 3 Sultan St. are listed historic.
 * Excludes Bata Shoe Museum.

Status: OMB approval - March, 1991

Data valid: June 30, 1991

Planner: Midtown Section

Phone: 392-7355

APPLICATION

Development Review: Y Application Number: 2257
 Rezoning: Y Application Date: May 22, 1990
 O. P. A.: Y Date of Revision: June 11, 1991

Confirmed Municipal Address: 16 St. Thomas Street.

Nearest Intersection: South of Bloor St. W., one block west of Bay St.

Project Description: To build a hotel and a residential condominium tower.

Applicant:
 Edoken Canada Ltd.
 3 Sultan St.
 962-3311

Agent:
 Wooley, Dale, Dingwall
 2000 - Commercial Union Tower, T-D
 369-7886

Architect:
 Webb Zerafa Menkes Housden Partnership
 95 St. Clair Ave. W.
 961-4111

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
 Zoning District: CR L4.5 U350
 Height Limit (m): 18.0
 Site Specific Provision: 215-86
 Historical Status: DESIGNATED
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 1674.5 m²
 Frontage: 31.4 m
 Depth: 53.5 m

Height Storeys: 20 + mechanical + 3
 basements
 Metres: 62.1 + 5 m mechanical

Ground Floor: 1685.0 m²
 Residential GFA: 9195.1 m²
 Non-Residential GFA: 7530.5 m²
 Total GFA: 16725.6 m²

Indoor Outdoor
 Parking Spaces: 102
 Loading Docks: 1

DWELLING UNITS

Tenure: Condo
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom: 18
 2 Bedroom: 14
 3 Bedroom: 32
 4 Bedroom: 32
 Total Units: 32

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	9195.1 m ²	120.0 m ²
Hotel	7530.4 m ²	977.0 m ²
Parking and Loading	426.0 m ²	4890.0 m ²

PROPOSED DENSITY:

Residential Density: 5.5 Non-Residential Density: 4.5 Total Density: 10.0

COMMENTS: Hotel contains 41 rooms and 16 suites

Status: Application revised.

Data valid: June 30, 1991

Planner: Rollin Stanley

Phone: 392-7355/0420

APPLICATION

Development Review: N
 Reasoning: Y
 O. P. A.: N

Application Number: 2316
 Application Date: June 5, 1991
 Date of Revision:

Confirmed Municipal Address: 23 St. Thomas Street

Nearest Intersection: East side of St. Thomas St., south of Bloor St. W.

Project Description: A mixed use commercial residential building.

Applicant:
 Jasmac Canada Inc.
 3 Sultan St.
 962-3311

Agent:
 Fraser & Beatty
 1 First Canadian Place
 863-4674

Architect:
 Webb Zerafa Menkes Housden Partnership
 95 St. Clair Ave. W.
 961-4111

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
 Zoning District: R3 Z1.0
 Height Limit (m): 18.0
 Site Specific Provision: NO
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 673.7 m²
 Frontage: 31.4 m
 Depth: 21.3 m

Height Storeys: 13 + penthouse + 2
 basements
 Metres: 45.8

Ground Floor: 640.0 m²
 Non-Residential GFA: 3389.0 m²
 Residential GFA: 1274.0 m²
 Total GFA: 4663.0 m²

Indoor Outdoor
 Parking Spaces: 12
 Loading Docks:

DWELLING UNITS

Tenure: Condo
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom: 6
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units: 6

FLOOR AREA BREAKDOWN *

Land Use:	Above Grade:	Below Grade:
Office	1946.0 m ²	
Residential	1140.0 m ²	
Retail	1072.5 m ²	
Utilities	1014.5 m ²	150.0 m ²
Parking and Loading		673.0 m ²
Storage		673.0 m ²

PROPOSED DENSITY:

Residential Density: 1.9

Non-Residential Density: 5.0

Total Density: 6.9

COMMENTS: * Figures are net.

Status: Being reviewed.

Data valid: June 30, 1991

Planner: Rollin Stanley

Phone: 392-7355/0420

APPLICATION

Development Review: Y
 Rezoning: Y
 O. P. A.: Y

Application Number: 2290
 Application Date: November 9, 1990
 Date of Revision:

Confirmed Municipal Address: 410 Sherbourne St., 8, 10 Maribeth Ave. and 41, 51 Homewood Ave.

Nearest Intersection: West side of Sherbourne St., north of Carleton St.

Project Description: To build 157 assisted dwelling units in a 13-storey building and 2 and 3-storey courtyard houses.

Applicant:
 Sherbourne Community Clinic Inc.
 109 - 4 Director Crt.
 851-6711

Agent:
 Lantana Non-Profit Homes Inc.
 290 Shuter St.
 366-3746

Architect:
 Fliess, Bates, McGowan Caston Arch. Inc.
 1129 Leslie St.
 445-1136

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDRA
 Zoning District: R3 Z1.0 ; R3 Z2.0
 Height Limit (m): 16.0 ; 11.6
 Site Specific Provision: NO
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 3307.5 m²
 Frontage: 50.4 m
 Depth: Irregular

Height Storeys: 13 + 2 basements
 Metres: 37.5

Residential GFA: 13949.0 m²
 Non-Residential GFA: 720.0 m²
 Total GFA: 14669.0 m²

Indoor Outdoor
 Parking Spaces: 99 7
 Loading Docks:

DWELLING UNITS

Tenure: Rental; Assisted
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom: 34
 2 Bedroom: 89
 3 Bedroom: 43
 4 Bedroom:
 Total Units: 166

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	13949.0 m ²	
Retail	720.0 m ²	
Parking and Loading	390.2 m ²	3056.4 m ²
Daycare	340.0 m ²	
Residential Recreation	340.0 m ²	

PROPOSED DENSITY:

Residential Density: 4.2 Non-Residential Density: 0.4 Total Density: 4.6

COMMENTS:

Status: Being reviewed.

Data valid: June 30, 1991

Planner: Michael Mizzi

Phone: 392-7355/0013

Map Reference: 1A

APPLICATION

Development Review:	Y	Application Number:	2319
Reasoning:	Y	Application Date:	June 25, 1991
O. P. A.:	Y	Date of Revision:	

Confirmed Municipal Address: 540 Sherbourne Street

Nearest Intersection: West side of Sherbourne St., south of Bloor St. E.

Project Description: To build an eleven storey 63 unit apartment building on the existing parking lot for an existing apartment.

Applicant:	Agent:	Architect:
Home Wood Co-operative Homes Inc.	John Cowle, Arch.	John Cowle, Arch.
c/o 188 Main St.	109 Queen St. E.	109 Queen St. E.
691-9040	363-9343	363-9343

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDRA
Zoning District: R3 Z2.0
Height Limit (m): 18.0
Site Specific Provision: 532-85
Historical Status: NO
Site Plan Control: YES

PROJECT INFORMATION

Site Area:	2892.1 m ²	Height	Storeys:	11 + basement
Frontage:	44.5 m			
Depth:	Irregular		Metres:	31.5
Ground Floor:	940.1 m ²			
Residential GFA:	14892.9 m ²		Indoor	Outdoor
Total GFA:	14892.9 m ²	Parking Spaces:	79	
		Loading Docks:		

DWELLING UNITS

Tenure:	Rental; Hotel
Rooms:	
Beds:	
Bachelor:	13
1 Bedroom:	27 66
2 Bedroom:	36 14
3 Bedroom:	
4 Bedroom:	
Total Units:	63 93

FLOOR AREA BREAKDOWN (Addition Only)

Land Use:	Above Grade:	Below Grade:
Residential	5821.5 m ²	

PROPOSED DENSITY:

Residential Density: 5.0	Non-Residential Density: 0.0	Total Density: 5.0
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COMMENTS:

Status: Being reviewed.

Data valid: June 30, 1991

Planner: Rollin Stanley

Phone: 392-7355/0420

APPLICATION

Development Review: Y
Reasoning: Y
O. P. A.: Y

Application Number: 2098
Application Date: August 2, 1988
Date of Revision: March 28, 1989

Confirmed Municipal Address: 592 Sherbourne Street.

Nearest Intersection: South-west corner of Sherbourne and Selby Streets.

Project Description: To renovate and to build an addition to a hotel building.

Applicant:
576099 Ontario Ltd.
592 Sherbourne St.
923-4748

Agent:
Robins, Appleby
2500 - 130 Adelaide St. W.
360-3368

Architect:
Carley Phillips
234 Eglinton Ave. E.
481-6889

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDRA
Zoning District: R3 Z2
Height Limit (m): 45.7
Site Specific Provision: 207-90
Historical Status: Designated by Bylaw 312-89
Site Plan Control: YES

PROJECT INFORMATION

Site Area: 2234.2 m²
Frontage: 28.5 m
Depth: 81.4 m

Height Storeys: 7 + basement
Metres: 30.5

Ground Floor: 936.7 m²
Total GFA: 7262.0 m²

Indoor Outdoor
Parking Spaces: 9* 4
Loading Docks: 1

DWELLING UNITS

Tenure:
Rooms:
Beds:
Bachelor:
1 Bedroom:
2 Bedroom:
3 Bedroom:
4 Bedroom:
Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Hotel	5164.0 m ²	
Historic	919.0 m ²	
Office	307.0 m ²	
Retail	200.0 m ²	
Restaurant	149.0 m ²	1009.0 m ²
Accessory Use		354.0 m ²

APPROVED DENSITY:

Total Density: 3.3

With historical exemption: 2.8

COMMENTS: * Off-site parking

Status: Council approval - April 17, 1990.

Data valid: June 30, 1991

Planner: Rollin Stanley

Phone: 392-7355/0420

APPLICATION

Development Review:	N
Rezoning:	Y
O. P. A.:	Y

Application Number: 2314
Application Date: May 9, 1991
Date of Revision:

Confirmed Municipal Address: 5, 7, 9 Sultan Street.

Nearest Intersection: South side of Bloor St. W. east of Queen's Park Crescent.

Project Description: To build a mixed commercial/residential building retaining the facade of the historical building.

Applicant:
Environment Planning & Assoc.
5 Sultan St.
960-3502

Agent:
Environment Planning & Assoc.
5 Sultan St.
960-3502

Architect:
Irving Grozman Arch.
5 Sultan St.
960-3502

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDRA
Zoning District:	R3 Z1.0
Height Limit (m):	11.6
Site Specific Provision:	792-79
Historical Status:	DESIGNATED
Site Plan Control:	YES

PROJECT INFORMATION

Site Area:	550.5 m ²
Frontage:	19.6 m
Depth:	28.3 m

Height	Storeys:	12 + mechanical + basement
	Metres:	36.6

Ground Floor:	389.0 m ²
Residential GFA:	3155.0 m ²
Non-Residential GFA:	1531.0 m ²
Total GFA:	4686.0 m ²

	Indoor	Outdoor
Parking Spaces:	14	4
Loading Docks:		

DWELLING UNITS

Tenure:	Rental; Private
Rooms:	
Beds:	
Bachelor:	
1 Bedroom:	
2 Bedroom:	12
3 Bedroom:	1
4 Bedroom:	
Total Units:	13

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	3155.0 m ²	
Office	1287.0 m ²	
Retail	244.0 m ²	
Parking and Loading	65.0 m ²	455.2 m ²

PROPOSED DENSITY:

Residential Density: 5.7

Non-Residential Density: 2.8

Total Density: 8.5

COMMENTS:

Status: Being reviewed.

Data valid: June 30, 1991

Planner: Rollin Stanley

Phone: 392-7355/0420

Map Reference: 1A

APPLICATION

Development Review: Y
Rezoning: N
O. P. A.: N

Application Number: 388149
Application Date: August 10, 1988
Date of Revision: February 28, 1989

Confirmed Municipal Address: 40 Wellesley Street East.

Nearest Intersection: North side of Wellesley St. E., west of Church St.

Project Description: To construct 2 additional floors to existing medical centre building.

Applicant:
40 Wellesley Medical Clinic
40 Wellesley St. E.
920-1677

Agent:
Taylor - Dunmont Associates
500 - 65 Queen St. W.
368-3890

Architect:
Wateney & Stern
62 Charles St. E.
924-2561

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDRA
Zoning District: R3 Z5
Height Limit (m): 30.5
Site Specific Provision: NO
Historical Status: NO
Site Plan Control: YES

PROJECT INFORMATION

Site Area: 1313.2 m²
Frontage: 29.0 m
Depth: 45.7 m

Height Storeys: 7 + basement

Metres:

Ground Floor: 1291.6 m²
Residential GFA: 3252.7 m²
Total GFA: 3252.7 m²

Indoor Outdoor
Parking Spaces: 26 (existing)
Loading Docks:

DWELLING UNITS

Tenure:
Rooms:
Beds:
Bachelor:
1 Bedroom:
2 Bedroom:
3 Bedroom:
4 Bedroom:
Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Office	3126.7 m ²	
Retail	126.0 m ²	
Parking and Loading		1325.5 m ²

APPROVED DENSITY:

Residential Density: 0.00

Non-Residential Density: 2.48

Total Density: 2.48

COMMENTS:

Status: Building permit issued.

Data valid: June 30, 1991

Planner: Barry Brooks

Phone: 392-7187/7196

APPLICATION

Development Review: Y
 Rezoning: Y
 O. P. A.: Y

Application Number: 2223
 Application Date: January 15, 1990
 Date of Revision: May 7, 1990

Confirmed Municipal Address: 5 - 25 Wellesley St. W.; 909, 931, 935, 945 Bay St.; 14, 16, 20, 26, 30, 38 Bredalbane St., 558 Yonge St.

Nearest Intersection: East side of Bay St. between Bredalbane St. and Wellesley St. W.

Project Description: A Ballet Opera House (BOH) including 2,000 seat auditorium and supporting uses. Street retail proposed along Wellesley Street.

Applicant:
 Ballet Opera House Corp.
 65 Wellesley St. E.
 921-0054

Agent:
 Berridge Lewinberg Greenberg
 111 Queen St. E.
 363-9004

Architect:
 Moshe Safdie Assoc. Ltd.
 65 Wellesley St. E.
 925-3365

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA; LDMCRA
 Zoning District: CR L1 U150; CR L2 U150
 Height Limit (m): 30.5 ; 18.0
 Site Specific Provision: NO
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 16408.0 m²
 Frontage: 48.4 m
 Depth: Irregular

Height Storeys: 8 + 2 basements
 Metres: 43.7

Ground Floor: 13447.0 m²
 Non-Residential GFA: 49277.0 m²
 Total GFA: 49277.0 m²

Indoor Outdoor
 Parking Spaces: 207
 Loading Docks: 8

DWELLING UNITS

Tenure:
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Entertainment	34836.0 m ²	1568.0 m ²
Office	4798.0 m ²	
Utilities	2922.0 m ²	5387.0 m ²
Street Related Retail	1802.0 m ²	1218.0 m ²
Parking and Loading	1603.0 m ²	8037.0 m ²
Storage	1155.0 m ²	
Public Library		3900.0 m ²

PROPOSED DENSITY:

Residential Density: 0.0

Non-Residential Density: 3.0

Total Density: 3.0

COMMENTS:

Status: Final Report (September 14, 1990) to October 9, 1990 LUC meeting - Matter deferred sine die.

Data valid: June 30, 1991

Planner: Midtown Section

Phone: 392-7355

APPLICATION

Development Review: Y
 Rezoning: Y
 O. P. A.: Y

Application Number: 2153
 Application Date: March 9, 1989
 Date of Revision: June 20, 1990

Confirmed Municipal Address: 95 Wood Street.

Nearest Intersection: South-west corner of Wood and Mutual Streets.

Project Description: To build a 13-storey residential building for social housing purposes.

Applicant:
 International Relief Agency
 804 - 178 Jarvis St.
 364-0124

Agent:
 Weir and Foulds
 1600 - 2 First Canadian Place
 365-1110

Architect:
 Robert Reimers
 23A Morton Rd.
 699-4044

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDRA
 Zoning District: R3 Z2
 Height Limit (m): 30.5
 Site Specific Provision: NO
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 1318.3 m²
 Frontage: 39.2 m
 Depth: 33.5 m

Height Storeys: 12 + penthouse + 3
 basements
 Metres: 40.0

Ground Floor: 527.0 m²
 Residential GFA: 7216.0 m²
 Non-Residential GFA: 274.0 m²
 Total GFA: 7490.0 m²

Indoor Outdoor
 Parking Spaces: 63
 Loading Docks: 1

DWELLING UNITS

Tenure: Rental; Assisted
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom: 68
 2 Bedroom: 25
 3 Bedroom: 6
 4 Bedroom:
 Total Units: 99

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	7216.0 m ²	
Community Services	274.0 m ²	
Residential Recreation	258.0 m ²	
Parking and Loading		1950.9 m ²

PROPOSED DENSITY:

Residential Density: 5.5

Non-Residential Density: 0.2

Total Density: 5.7*

COMMENTS: * Excluding interior recreation space

Status: On Jan. 15 1991, Council did not approve the proposal, as revised. The applicant appealed the matter to the OMB. OMB has recently rendered an interim decision to permit a 4.0X, 70-unit, project.

Data valid: June 30, 1990

Planner: Michael Mizzi

Phone: 392-7355/0013

APPLICATION

Development Review: Y
 Reasoning: N
 O. P. A.: N

Application Number: 390033
 Application Date: March 6, 1990
 Date of Revision: January 23, 1991

Confirmed Municipal Address: 475 Yonge Street.

Nearest Intersection: East side of Yonge St. north of Wood St.

Project Description: To build a mixed-use building consisting of retail stores and apartments (condominium).

Applicant:
 John Kirk
 603 - 30 St. Clair Ave. W.
 961-1567

Agent:
 John Kirk
 603 - 30 St. Clair Ave. W.
 961-1567

Architect:
 E. I. Richmond Arch. Inc.
 603 - 30 St. Clair Ave. W.
 961-1567

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
 Zoning District: CR L4.5 U480
 Height Limit (m): 45.7
 Site Specific Provision: NO
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 6039.2 m²
 Frontage: 79.2 m
 Depth: 76.2 m

Height Storeys: 17 + penthouse + 4
 basements
 Metres: 50.7

Ground Floor: 3847.0 m²
 Residential GFA: 39996.0 m²
 Non-Residential GFA: 7109.0 m²
 Total GFA: 47105.0 m²

Parking Spaces: 420
 Loading Docks: Indoor Outdoor

DWELLING UNITS

Tenure: Condo
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom: 112
 2 Bedroom: 308
 3 Bedroom:
 4 Bedroom:
 Total Units: 420

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	39996.0 m ²	
Retail	7109.0 m ²	
Residential Recreation	9451.4 m ²	3010.0 m ²

PROPOSED DENSITY:

Residential Density: 6.6

Non-Residential Density: 1.2

Total Density: 7.8

COMMENTS:

Status: Appealed to OMB.

Data valid: June 30, 1991

Planner: Rollin Stanley

Phone: 392-7355/0420

APPLICATION

Development Review:	Y	Application Number:	2086
Reasoning:	Y	Application Date:	May 30, 1988
O. P. A.:	Y	Date of Revision:	February 21, 1991

Confirmed Municipal Address: 717, 723, 725, 727, 729, 731 Yonge St., 23 Bloor St. E. and 14 Hayden St.

Nearest Intersection: South-east corner of Yonge and Bloor St. E.

Project Description: Office-retail development.

Applicant:	Agent:	Architect:
696702, 474883 Ontario Ltd.	Greenspan-Thomson, Roger Barr	Young & Wright
3100 - 390 Bay St.	3100 - 390 Bay St.	172 St. George St.
868-3100	868-3100	968-3522

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDMCRA; HDMCRA; Section 11.94
 Zoning District: CR L2 U150; CR L4.5 U350
 Height Limit (m): 18.3; 61
 Site Specific Provision: 385-80; 521-80
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area:	3018.8 m ²	Height	Storeys:	23
Frontage:	47.3 m			
Depth:	Irregular		Metres:	

Non-Residential GFA:	41785.1 m ²	Indoor	Outdoor
Total GFA:	41785.2 m ²	Parking Spaces: 280	
		Loading Docks:	

DWELLING UNITS

Tenure:
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Office	34040.3 m ²	
Retail	3385.4 m ²	2979.2 m ²
Mechanical	944.8 m ²	1106.2 m ²
Retail Recreation	929.0 m ²	
Storage	228.7 m ²	344.0 m ²
Parking and Loading	124.8 m ²	10476.5 m ²

PROPOSED DENSITY:

Residential Density: 11.9	Non-Residential Density: 0.0	Total Density: 11.9
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COMMENTS:

Status: Being reviewed.

Data valid: June 30, 1991

Planner: Tom Keefe

Phone: 392-7355/0074

APPLICATION

Development Review: Y
 Rezoning: N
 O. P. A.: N

Application Number: 389072
 Application Date: April 13, 1989
 Date of Revision: June 6, 1989

Confirmed Municipal Address: 942 Yonge Street.

Nearest Intersection: West side of Yonge St., north of Davenport Rd.

Project Description: To build a mixed commercial/residential building.

Applicant:
 Sorghum Hill Estates Ltd.
 3650 Victoria Park Avenue
 491-9091

Agent:
 Stan Lindsey
 500 - 3650 Victoria Park Avenue
 491-9091

Architect:
 Page and Steele
 110 Eglinton Avenue East
 485-9666

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
 Zoning District: CR L2 U300
 Height Limit (m): 46.0
 Site Specific Provision: 413-78 ; 679-79 ; 280-80
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 5225.0 m²
 Frontage: 49.2 m
 Depth: 106.1 m

Height Storeys: 13 + 2 basements
 Metres: 39.4

Ground Floor: 2600.0 m²
 Residential GFA: 20288.0 m²
 Non-Residential GFA: 610.0 m²
 Total GFA: 20898.0 m²

Indoor
 Parking Spaces: 255
 Loading Docks: 1

DWELLING UNITS

Tenure: Condo
 Rooms:
 Beds:
 Bachelor: 37
 1 Bedroom: 177
 2 Bedroom: 49
 3 Bedroom: 5
 4 Bedroom:
 Total Units: 268

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	20288.0 m ²	
Residential Recreation	2408.0 m ²	
Retail	610.0 m ²	
Parking and Loading		8291.3 m ²
Warehouse		2158.7 m ²

APPROVED DENSITY:

Residential Density: 3.9

Non-Residential Density: 0.1

Total Density: 4.0

COMMENTS:

Status: Under construction.

Data valid: June 30, 1991

Planner: Rollin Stanley

Phone: 392-7355/0420

APPLICATION

Development Review: Y
 Rezoning: Y
 O. P. A.: Y

Application Number: 2301
 Application Date: January 11, 1991
 Date of Revision: February 20, 1991

Confirmed Municipal Address: West part of 950 Yonge St. (proposed 59 McMurrich St.).

Nearest Intersection: West side of Yonge St., south of Belmont St.

Project Description: To build an apartment building.

Applicant:
 Howard Perimutter
 950 Yonge St.
 960-8476

Agent:
 Fraser & Beatty
 P.O. Box 100 1 First Canadian Place
 863-4674

Architect:
 Young & Wright Arch.
 172 St. George St.
 968-3522

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
 Zoning District: CR L2 U300
 Height Limit (m): 18.0
 Site Specific Provision: 22031
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 2886.0 m²

Height Storeys: 7 + 2 basements

Metres: 22.5

Ground Floor: 1595.0 m²

Residential GFA: 10815.0 m²

Total GFA: 10815.0 m²

Indoor Outdoor
 Parking Spaces: 151
 Loading Docks:

DWELLING UNITS

Tenure: Rental; Private
 Rooms:
 Beds:
 Bachelor: 24
 1 Bedroom: 100
 2 Bedroom: 25
 3 Bedroom:
 4 Bedroom:
 Total Units: 149

FLOOR AREA BREAKDOWN

Land Use: Above Grade: Below Grade:
 Residential 10815.0 m²
 Parking and Loading 5446.0 m²

PROPOSED DENSITY:

Residential Density: 3.7

Non-Residential Density: 0.0

Total Density: 3.7

COMMENTS: Above figures reflect proposed building on a portion of the existing lot, exclusive of the existing commercial buildings fronting on Yonge Street.

Status: Applicant reconsidering plans.

Data valid: February 20, 1991

Planner: Rollin Stanley

Phone: 392-7355/0420

APPLICATION

Development Review: Y
 Reasoning: Y
 O. P. A.: Y

Application Number: 2022
 Application Date: August 21, 1987
 Date of Revision: September 13, 1989

Confirmed Municipal Address: 11 Yorkville Avenue.

Nearest Intersection: South side Yorkville Ave., west of Yonge St.

Project Description: A ten-storey mixed-use project, addition to existing building.

Applicant:
 Eleven Yorkville Ltd.
 11 Yorkville Ave.
 962-6998

Agent:
 Diamond Fairbairn
 2000 - 393 University Ave.
 791-7000

Architect:
 Kirshenblatt & Koeman Assoc.
 388 Mt. Pleasant Rd.
 485-4900

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
 Zoning District: CR L1.5 U250
 Height Limit (m): 30.5
 Site Specific Provision: NO
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 1243.2 m²
 Frontage: 25.7 m
 Depth: 50.7 m

Height Storeys: 9 + mezzanine + basement
 Metres: 27.2

Ground Floor: 840.0 m²
 Residential GFA: 2237.8 m²
 Non-Residential GFA: 4724.2 m²
 Total GFA: 6962.0 m²

Indoor Outdoor
 Parking Spaces: 46
 Loading Docks:

DWELLING UNITS

Tenure: Rental; Private
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom: 27
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units: 27

FLOOR AREA BREAKDOWN

Land Use: Above Grade: Below Grade:
 Commercial 4724.2 m²
 Residential 2237.8 m²
 Parking and Loading 484.0 m² 1538.5 m²

PROPOSED DENSITY:

Residential Density: 1.8

Non-Residential Density: 3.8

Total Density: 5.6

COMMENTS:

Status: Applicant has appealed to OMB.

Data valid: June 30, 1991

Planner: Rollin Stanley

Phone: 392-7355/0420

APPLICATION

Development Review:	Y	Application Number:	2297
Rezoning:	Y	Application Date:	January 28, 1991
O. P. A.:	Y	Date of Revision:	June 6, 1991

Confirmed Municipal Address: 76, 88R, 92, 100 Yorkville Ave., 95, 115, 121R Scollard St.

Nearest Intersection: North side of Yorkville Ave., west of Bay St.

Project Description: A mixed commercial residential building with below grade parking garage.

Applicant:	Agent:	Architect:
Jasmac Canada Inc.	Fraser & Beatty	Webb, Zerafa, Menkes, Housden
3 Sultan St.	Box 100 - 1 First Canadian Place	95 St. Clair Ave. W.
962-3311	863-4674	961-4111

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDMCRA
 Zoning District: CR L1 U100; CR L2 U150; CR L2.5 U150
 Height Limit (m): 12.0
 Site Specific Provision: 731-81
 Historical Status: 100 Yorkville St. is designated
 Site Plan Control: YES

PROJECT INFORMATION

Site Area:	6175.7 m ²	Height	Storeys:	7 + 4 basements
			Metres:	28.5
Ground Floor:	4457.5 m ²			
Residential GFA:	3567.5 m ²		Indoor	Outdoor
Non-Residential GFA:	16254.3 m ²	Parking Spaces:	249	
Total GFA:	19821.8 m ²	Loading Docks:		

DWELLING UNITS

Tenure:	Condo
Rooms:	
Beds:	
Bachelor:	
1 Bedroom:	9
2 Bedroom:	9
3 Bedroom:	
4 Bedroom:	
Total Units:	18

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Retail	10106.3 m ²	1026.0 m ²
Office	6148.0 m ²	
Residential	3567.5 m ²	
Parking and Loading		21960.0 m ²

PROPOSED DENSITY:*

Residential Density: 0.6	Non-Residential Density: 2.6	Total Density: 3.2
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COMMENTS: * does not include basement commercial

Status: Being reviewed.

Data valid: June 30, 1991

Planner: Rollin Stanley

Phone: 392-7355/0420

APPLICATION

Development Review:	Y	Application Number:	2240
Rezoning:	Y	Application Date:	April 5, 1990
O. P. A.:	N	Date of Revision:	May 30, 1991

Confirmed Municipal Address: 116, 118, 120, 122, 124, 126, 128, 130, 132, 134 Yorkville Ave. and 10 Hazelton Ave.

Nearest Intersection: North side of Yorkville Ave., east of Avenue Rd.

Project Description: To build a mixed commercial/residential project with below grade parking.

Applicant:	Agent:	Architect:
York Row Ltd.	Diamond Fairbairn	XYSTUS Arch. Inc.
14 Prince Arthur Ave.	2000 - 393 University Ave.	489 King St. W.
921-6536	791-7000	971-8080

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDMCRA
 Zoning District: CR L2.5 U150
 Height Limit (m): 18.2
 Site Specific Provision: 78-76 ; 79-76
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area:	2615.3 m ²	Height	Storeys:	8
Frontage:	68.6 m			
Depth:	38.1 m		Metres:	25.9
Ground Floor:	1703.5 m ²			
Residential GFA:	6197.6 m ²		Indoor	Outdoor
Non-Residential GFA:	4388.8 m ²	Parking Spaces:	107	
Total GFA:	10586.4 m ²	Loading Docks:		

DWELLING UNITS

Tenure:	Rental; Private
Rooms:	
Beds:	
Bachelor:	
1 Bedroom:	11
2 Bedroom:	21
3 Bedroom:	2
4 Bedroom:	
Total Units:	34

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	6197.6 m ²	
Retail	3413.8 m ²	
Office	625.0 m ²	
Museum	350.0 m ²	
Utilities	135.0 m ²	
Parking and Loading		2763.8 m ²

PROPOSED DENSITY:

Residential Density: 2.37	Non-Residential Density: 1.67	Total Density: 4.04
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COMMENTS:

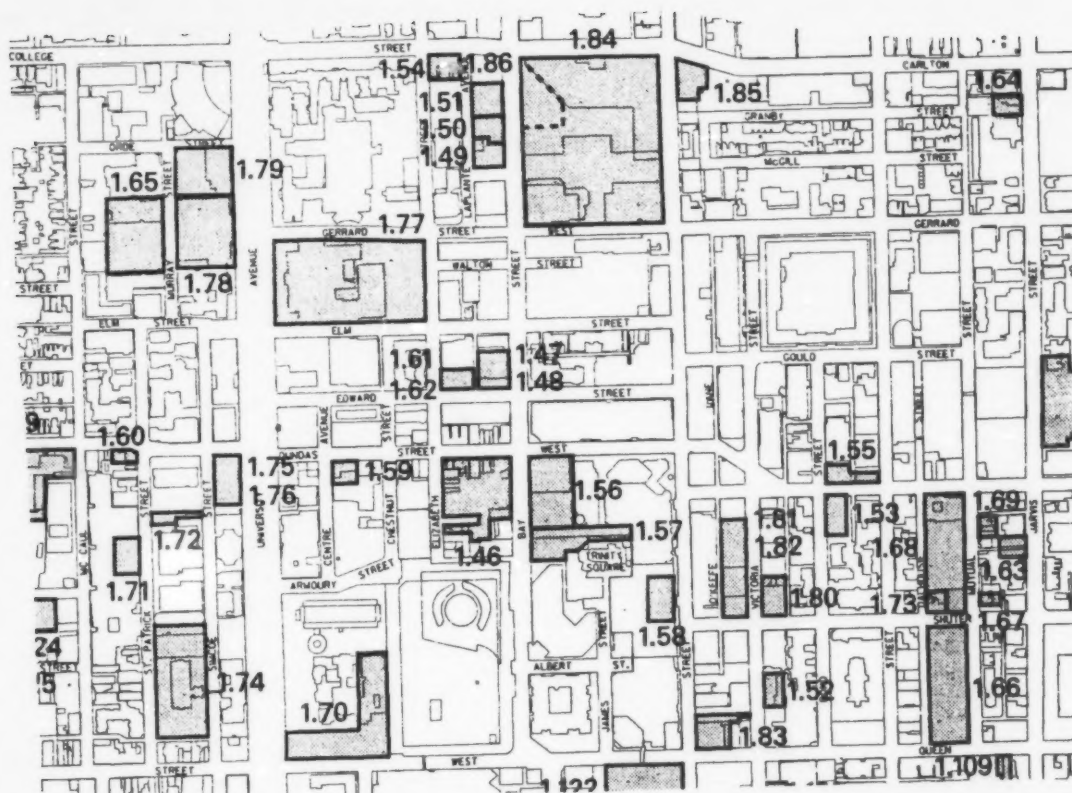
Status: Being processed, preliminary report adopted by LUC on June 12, 1990.

Data valid: June 30, 1991

Planner: Rollin Stanley

Phone: 392-7355/0420

MAP 1B



APPLICATION

Development Review: Y
 Rezoning: Y
 O. P. A.: Y

Application Number: 2286
 Application Date: September 27, 1990
 Date of Revision:

Confirmed Municipal Address: 532, 560, 566, 570 Bay St., 101, 109, 111, 121, 127, 129, 131, 137, 141 Dundas St. W., 91, 99, 105, 111 Elizabeth St. and 9 Foster Pl.

Nearest Intersection: West side of Bay St., south of Dundas St. W.

Project Description: To build a mixed commercial/residential complex.

Applicant:
 Rose Park Wellesley Inv. Ltd.
 and Kleinert Inv. Canada Ltd.
 175 Keele Ave.
 486-5211

Agent:
 Diamond & Fairbairn
 393 University Ave.
 971-7000

Architect:
 Beinhaker/Irwin Assoc.
 240 Richmond St. W.
 596-0473

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA ; LDMCRA
 Zoning District: CR L4.5 U480 ; CR L2 U150 ; C1S L2 Z2.5
 Height Limit (m): 13.0 ; 7.0
 Site Specific Provision:
 Historical Status: 532 Bay St. is listed
 Site Plan Control: YES

PROJECT INFORMATION

Site Area:	11185.3 m ²	Height	Storeys:	36 + 5 basements
Residential GFA:	103406.2 m ²		Metres:	105.0
Non-Residential GFA:	30817.9 m ²			
Total GFA:	134224.1 m ²			
			Indoor	Outdoor
		Parking Spaces:	886	
		Loading Docks:		

DWELLING UNITS

Tenure:	Condo
Rooms:	
Beds:	
Bachelor:	
1 Bedroom:	524
2 Bedroom:	469
3 Bedroom:	73
4 Bedroom:	
Total Units:	1066

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	103406.2 m ²	
Office	20721.9 m ²	
Retail	10096.0 m ²	
Parking and Loading		28803.3 m ²

PROPOSED DENSITY:

Residential Density: 9.25	Non-Residential Density: 2.75	Total Density: 12.00
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COMMENTS:

Status: Being reviewed.

Data valid: June 30, 1991

Planner: Tom Keefe

Phone: 392-7862/0074

APPLICATION

Development Review: Y
 Rezoning: Y
 O. P. A.: Y

Application Number: 2183
 Application Date: June 16, 1989
 Date of Revision: June 3, 1991

Confirmed Municipal Address: 636 Bay Street and 70 Edward Street.

Nearest Intersection: North-west corner of Bay St. & Edward St.

Project Description: To build a condominium apartment building (Site A).

Applicant:
 Smye Homes Ltd.
 90 Tiverton Ct., Markham Ont.
 477-7609

Agent:
 Fraser & Beatty
 P.O. Box 100, 1 First Canadian Place
 863-4511

Architect:
 E. I. Richmond Inc.
 30 St. Clair Avenue West
 961-1567

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
 Zoning District: CR L4.5 U480
 Height Limit (m): 76.0
 Site Specific Provision: NO
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 2576.0 m²
 Frontage: 55.4 m
 Depth: Irregular

Height Storeys: 26 + 5 basements

Metres: 70.4

Residential GFA: 28537.5 m²
 Non-Residential GFA: 822.0 m²
 Total GFA: 29359.5 m²

Indoor Outdoor
 Parking Spaces: 312
 Loading Docks:

DWELLING UNITS

Tenure: Condo
 Rooms:
 Beds:
 Bachelor: 16
 1 Bedroom: 206
 2 Bedroom: 129
 3 Bedroom:
 4 Bedroom:
 Total Units: 351

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	28537.5 m ²	
Residential Recreation	1552.5 m ²	
Retail	822.0 m ²	
Parking and Loading		12231.7 m ²

PROPOSED DENSITY:

Residential Density: 11.08

Non-Residential Density: 0.32

Total Density: 11.40

COMMENTS: 100 Edward St. is also part of this application. See page 1.61 for project information.

Status: Subject of an OMB hearing commencing July 2, 1991

Data valid: June 30, 1991

Planner: Anne Milchberg

Phone: 392-7862/7216

APPLICATION

Development Review: Y
 Rezoning: N
 O. P. A.: N

Application Number: 391004
 Application Date: January 14, 1991
 Date of Revision:

Confirmed Municipal Address: 636 Bay St. and 70 Edward St.

Nearest Intersection: West side of Bay St. north of Dundas St. W.

Project Description: Residential apartment building with retail at grade (Site 'A')

Applicant:

Smye Homes Ltd.; Bay/Elizabeth Con. Ltd.
 101 - 90 Tiverton Court, Markham
 477-7609

Agent:

E.I. Richmond Arch. Inc.
 603 - 30 St. Clair Ave. W.
 961-1567

Architect:

E.I. Richmond Arch. Inc.
 603 - 30 St. Clair Ave. W.
 961-1567

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
 Zoning District: CR L4.5 U480
 Height Limit (m): 76.0
 Site Specific Provision: NO
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 2576.0 m²
 Frontage: 55.4 m
 Depth: Irregular

Height Storeys: 19 + 3 basements
 Metres: 54.7

Residential GFA: 19007.0 m²
 Non-Residential GFA: 1082.8 m²
 Total GFA: 20089.8 m²

Indoor Outdoor
 Parking Spaces: 180
 Loading Docks:

DWELLING UNITS

Tenure: Condo
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom: 240
 2 Bedroom: 40
 3 Bedroom:
 4 Bedroom:
 Total Units: 280

FLOOR AREA BREAKDOWN

Land Use: Above Grade: Below Grade:
 Residential 19007.0 m²
 Residential Recreation 1415.5 m²
 Retail 1082.8 m²
 Parking and Loading 5852.7 m²

PROPOSED DENSITY:

Residential Density: 7.38

Non-Residential Density: 0.42

Total Density: 7.80

COMMENTS: 100 Edward St. is also part of this application. See page 1.62 for project information.

Status: Application under review. Larger project (at 11.4X) is the subject of an OMB hearing commencing July 1991.
 (See application No. 2183, page 1.47).

Data valid: June 30, 1991

Planner: Anne Milchberg

Phone: 392- /7216

APPLICATION

Development Review:	Y	Application Number:	2143
Reasoning:	Y	Application Date:	January 30, 1989
O. P. A.:	Y	Date of Revision:	March 27, 1991

Confirmed Municipal Address: 734, 740 Bay St. and part of 64 Hayter St.

Nearest Intersection: North-west corner of Bay and Hayter St.

Project Description: Residential building with 5 levels of parking below grade.

Applicant:	Agent:	Architect:
Hayter St. Dev. Inc.	Fraser & Beatty	E.I. Richmond, Arch. Inc.
101 - 90 Tiverton Cl., Markham	P.O. Box 100 1 First Canadian Place	603 - 30 St. Clair Ave. W.
477-7609	863-4511	961-1567

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
 Zoning District: CR L4.5 U480
 Height Limit (m): 76.0
 Site Specific Provision: NO
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area:	1764.3 m ²	Height	Storeys:	30 + mech. penthouse + 5 basements
Frontage:	38.8 m		Metres:	86.8
Depth:	Irregular			

Residential GFA:	19844.5 m ² *	Indoor	Outdoor
Recreation Space:	692.0 m ²	Parking Spaces:	230
Non-Residential GFA:	635.1 m ²	Loading Docks:	
Total GFA:	21171.6 m ²		

DWELLING UNITS

Tenure:	Condo
Rooms:	
Beds:	
Bachelor:	28
1 Bedroom:	226
2 Bedroom:	53
3 Bedroom:	
4 Bedroom:	
Total Units:	307

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	19844.5 m ²	
Recreation	692.0 m ²	
Retail	635.1 m ²	
Parking and Loading		8818.5 m ²

APPROVED DENSITY:

Residential Density: 11.25	Non-Residential Density: 0.36	Total Density: 11.61 *
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COMMENTS: * Excluding recreation space.

Status: Approved by Ontario Municipal Board; order issued July, 1991.

Data valid: June 30, 1991

Planner: Anne Milchberg

Phone: 392-7862/7216

Map Reference: 1B

APPLICATION

Development Review: Y
Rezoning: Y
O. P. A.: Y

Application Number: 1956
Application Date: November 14, 1986
Date of Revision: March 27, 1991

Confirmed Municipal Address: 748, 760 Bay Street.

Nearest Intersection: West side of Bay St., north of Hayter St.

Project Description: Residential building with four levels of parking below grade.

Applicant:
Richlore Construction Ltd.
503 - 3625 Dufferin St.
635-7520

Agent:
Fraser & Beatty
P.O. Box 100 1 Canadian Place
863-4511

Architect:
E.J. Richmond Arch. Inc.
603 - 30 St. Clair Ave. W.
961-1567

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA; Sec. 11.6
Zoning District: CR L4.5 U480
Height Limit (m): 76.0
Site Specific Provision: 485-87
Historical Status: NO
Site Plan Control: YES

PROJECT INFORMATION

Site Area: 1688.0 m²
Frontage: 36.8 m
Depth: 45.9 m

Height Storeys: 29 + mech. penthouse
+ 5 basements
Metres: 85.5

Ground Floor: 698.2 m²
Residential GFA: 19479.6 m²
Recreation Space: 692.0 m²
Non-Residential GFA: 84.4 m²
Total GFA: 20256.0 m²

Indoor
Outdoor
Parking Spaces: 199
Loading Docks:

DWELLING UNITS

Tenure: Rental; Private
Rooms:
Beds:
Bachelor:
1 Bedroom: 68
2 Bedroom: 158
3 Bedroom: 4
4 Bedroom:
Total Units: 230

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	19479.6 m ²	
Recreation	692.0 m ²	
Retail	84.4 m ²	
Parking and Loading		**

APPROVED DENSITY:

Residential Density: 11.54

Non-Residential Density: 0.05

Total Density: 11.59 *

COMMENTS: * excluding recreation space.

** below grade parking area not provided.

Status: Approved by Ontario Municipal Board; order issued July, 1991.

Data valid: June 30, 1991

Planner: Anne Milchberg

Phone: 392-7862/7216

APPLICATION

Development Review: Y
 Rezoning: Y
 O. P. A.: Y

Application Number: 2150
 Application Date: February 24, 1989
 Date of Revision: March 27, 1991

Confirmed Municipal Address: 770 Bay Street.

Nearest Intersection: West side of Bay Street, between College and Hayter Streets.

Project Description: To build a 29-storey residential building with retail at grade level.

Applicant:
 462230 Ontario Ltd.
 101 - St. Dennis Dr.
 429-6555

Agent:
 Lilly Blott Fejer
 2200 - 181 University Ave.
 365-6300

Architect:
 E.I. Richmond Arch.
 603 - 30 St. Clair Ave. W.
 961-1567

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
 Zoning District: CR L4.5 U480
 Height Limit (m): 76.0
 Site Specific Provision: NO
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 2170.1 m²
 Frontage: 46.9 m
 Depth: 45.9 m

Height Storeys: 29 + mech. penthouse
 + 5 basements
 Metres: 85.5

Residential GFA: 24806.1 m²
 Recreation Space: 736.0 m²
 Non-Residential GFA: 499.1 m²
 Total GFA: 26041.2 m²

Indoor Outdoor
 Parking Spaces: 199
 Loading Docks: 1

DWELLING UNITS

Tenure: Condo
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom: 124
 2 Bedroom: 149
 3 Bedroom: 4
 4 Bedroom:
 Total Units: 277

FLOOR AREA BREAKDOWN

Land Use: Above Grade: Below Grade:
 Residential 24806.1 m²
 Recreation 736.0 m²
 Retail 499.1 m²
 Parking and Loading *

APPROVED DENSITY:

Residential Density: 11.43 Non-Residential Density: 0.23 Total Density: 11.66

COMMENTS: * below grade parking area not provided.

Status: Approved by Ontario Municipal Board; order issued July 1991.

Data valid: June 30, 1991

Planner: Anne Milchberg

Phone: 392-7862/7216

Map Reference: 1B

APPLICATION

Development Review: Y
Rezoning: Y
O. P. A.: Y

Application Number: 1168
Application Date: December 1, 1976
Date of Revision:

Confirmed Municipal Address: 30 Bond Street.

Nearest Intersection: West side of Bond St. between Queen St. E. & Shuter St.

Project Description: Hospital addition.

Applicant:
St. Michael Hospital
30 Bond St.
360-4000

Agent:
Mathers & Haldenby
1100 - 30 St. Clair Ave. W.
924-9201

Architect:
Mathers & Handenby
1100 - 30 St. Clair Ave. W.
924-9201

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: C1A L4 Z2.5
Height Limit (m): 54.8
Site Specific Provision: 754-77 ; 755-77 ; 358-78
Historical Status: YES
Site Plan Control: YES

PROJECT INFORMATION

Site Area: 13255.9 m²
Frontage: 171.3 m
Depth: Irregular

Height Storeys: 10 + 2 basements
Metres: 0.0

Non-Residential GFA: 21231.0 m²
Total GFA: 21231.0 m²

Indoor Outdoor
Parking Spaces: 21
Loading Docks:

DWELLING UNITS

Tenure:
Rooms:
Beds:
Bachelor:
1 Bedroom:
2 Bedroom:
3 Bedroom:
4 Bedroom:
Total Units:

FLOOR AREA BREAKDOWN (Addition Only)

Land Use:	Above Grade:	Below Grade:
Hospital	17160.0 m ²	4071.0 m ²
Mechanical	4396.0 m ²	166.0 m ²

APPROVED DENSITY:

Residential Density: 5.89

Non-Residential Density: 0.00

Total Density: 5.89

COMMENTS:

Status: Under construction.

Data valid: June 30, 1991

Planner: Raymond David

Phone: 392-7862/7860

Map Reference: 1B

APPLICATION

Development Review: Y
Rezoning: N
O. P. A.: N

Application Number: 387235
Application Date: August 14, 1987
Date of Revision: February 13, 1989

Confirmed Municipal Address: 81 Bond Street.

Nearest Intersection: East side of Bond St., at Dundas St. E.

Project Description: Crisis care centre for street youths (Covenant House).

Applicant:
Covenant House Toronto
70 Gerrard St. E.
593-4849

Agent:
NORR Partnership Ltd.
40 University Ave.
977-1266

Architect:
NORR Partnership Ltd.
40 University Ave.
977-1266

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CR L2 U350
Height Limit (m): 46.0
Site Specific Provision: NO
Historical Status: NO
Site Plan Control: YES

PROJECT INFORMATION

Site Area: 1688.3 m²
Frontage: 47.1 m
Depth: 35.8 m

Height Storeys: 6 + penthouse + basement

Metres: 28.3

Ground Floor: 1493.0 m²
Non-Residential GFA: 6642.7 m²
Total GFA: 6642.7 m²

Indoor Outdoor

Parking Spaces: 14

Loading Docks:

DWELLING UNITS

Tenure: Rental; Assisted
Rooms: 68
Beds:
Bachelor:
1 Bedroom:
2 Bedroom:
3 Bedroom:
4 Bedroom:
Total Units: 68

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Institutional	5662.9 m ²	979.8 m ²
Parking & Loading	52.6 m ²	629.6 m ²

APPROVED DENSITY:

Total Density: 3.9

COMMENTS:

Status: Council approval on October 5, 1989

Data valid: June 30, 1991

Planner: John Davidson

Phone: 392-7862/7863

APPLICATION

Development Review:	Y	Application Number:	389003
Rezoning:	N	Application Date:	January 5, 1989
O. P. A.:	N	Date of Revision:	June 21, 1989

Confirmed Municipal Address: 67 College Street.

Nearest Intersection: South side of College, between Elizabeth Street and La Plante Ave.

Project Description: Renovation and addition to existing historical building.

Applicant:	Agent:	Architect:
The Canadian Red Cross Society	McMillan, Binch	Parkin Arch. Ltd.
222 St. Patrick Street	P.O. Box 38, S. Tower	73 Laird Drive
974-9900	865-9723	467-8000

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Institutional District
 Zoning District: CR L5 U480
 Height Limit (m): 76.0
 Site Specific Provision: NO
 Historical Status: DESIGNATED
 Site Plan Control: YES

PROJECT INFORMATION

Site Area:	1905.0 m ²	Height	Storeys:	6 + basement
Frontage:	45.7 m			
Depth:	41.7 m		Metres:	
Ground Floor:	1797.0 m ²			
Non-Residential GFA:	9715.0 m ²		Indoor	Outdoor
Total GFA:	9715.0 m ²		Parking Spaces:	5
			Loading Docks:	3

DWELLING UNITS

Tenure:
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Office/ clinic/ labs	9715.0 m ²	
Parking and Loading	234.0 m ²	
Utilities/ storage		1455.0 m ²

APPROVED DENSITY:

Residential Density: 0.0	Non-Residential Density: 5.0	Total Density: 5.0
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COMMENTS:

Status: Council approval August 17, 1989.

Data valid: June 30, 1991

Planner: Anne Milchberg

Phone: 392-7862/7216

Map Reference: 1B

APPLICATION

Development Review:	Y	Application Number:	2249
Rezoning:	Y	Application Date:	May 14, 1990
O. P. A.:	Y	Date of Revision:	April 8, 1991

Confirmed Municipal Address: 76 Dundas St. E. and 266 Church St.

Nearest Intersection: North side of Dundas St. E., east of Bond St.

Project Description: To build a mixed-use building with retail at grade and assisted housing above

Applicant:	Agent:	Architect:
Victoria-Shuter Non-Profit Housing Corp.	Lantana Non-Profit Homes Corp.	Dunker Associates Arch.
10 Trinity Square	761 Queen St. W.	529 Palmerston Blvd.
598-4521	366-3746	537-1001

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDMCRA ; MDMCRA
Zoning District: CR L2 U350
Height Limit (m): 46.0 ; 18.0
Site Specific Provision: 517-76
Historical Status: NO
Site Plan Control: YES

PROJECT INFORMATION

Site Area:	1779.0 m ²	Height Storeys:	16 + 3 basements
Frontage:	77.8 m		
Depth:	Irregular	Metres:	45.0

Residential GFA:	10654.2 m ²	Indoor	Outdoor
Non-Residential GFA:	506.5 m ²	Parking Spaces:	152
Total GFA:	11160.7 m ²	Loading Docks:	

DWELLING UNITS

Tenure:	Rental; Assisted
Rooms:	
Beds:	
Bachelor:	28
1 Bedroom:	43
2 Bedroom:	53
3 Bedroom:	14
4 Bedroom:	
Total Units:	138

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	10654.2 m ²	
Retail	506.5 m ²	
Utilities	236.6 m ²	
Parking & Loading		5509.2 m ²

APPROVED DENSITY:

Residential Density: 5.99	Non-Residential Density: 0.28	Total Density: 6.27
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COMMENTS:

Status: Council approval - June 18, 1991.

Data valid: June 30, 1991

Planner: John Davidson

Phone: 392-7863/7860

Map Reference: 1B

APPLICATION

Development Review: Y
Rezoning: Y
O. P. A.: N

Application Number: 1941
Application Date: September 8, 1986
Date of Revision:

Confirmed Municipal Address: 1 Dundas Street West.

Nearest Intersection: South-east corner of Dundas St. W. & Bay St.

Project Description: To build two office buildings with grade related retail.

Applicant:
Cadillac Fairview Corp.
20 Queen St. W.
598-8205

Agent:
Goodman & Goodman
20 Queen St. W.
979-2211

Architect:
Webb Zerafa Menkes Housden &
Zeidler Roberts

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA; Sec. 11.31
Zoning District: CR L4.5 U480
Height Limit (m): 122.5
Site Specific Provision: 708-82 ; 113-83
Historical Status: NO
Site Plan Control: YES

PROJECT INFORMATION

Site Area:	6609.0 m ²	Height Storeys:	45 + 34
Total GFA:	139236.0 m ²	Metres:	208.0 ; 165.0
		Indoor	Outdoor
		Parking Spaces: 515	
		Loading Docks:	

DWELLING UNITS

Tenure:
Rooms:
Beds:
Bachelor:
1 Bedroom:
2 Bedroom:
3 Bedroom:
4 Bedroom:
Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Office	138619.0 m ²	
Utilities and Services	2311.0 m ²	
Retail	617.0 m ²	
Parking and Loading		19041.0 m ²

APPROVED DENSITY: Part of Site Specific By-law for Eaton Centre

COMMENTS: By-law amendments not adopted by Council; Development Agreement not executed.

Status: Final report July 3, 1987.

Data valid: June 30, 1991

Planner: Anne Milchberg

Phone: 392-7862/7216

APPLICATION

Development Review: Y
 Rezoning: N
 O. P. A.: N

Application Number: 385128
 Application Date: August 23, 1985
 Date of Revision:

Confirmed Municipal Address: 1 Dundas Street West.

Nearest Intersection: West side of Bay St. south of Dundas St. W.

Project Description: A 450 room hotel development expansion of Eaton Centre Phase 2 with daycare.

Applicant:	Agent:	Architect:
Inc. Synod Diocese - City of Toronto	Goodman & Goodman	Webb Zerafa Menkes Housden
135 Adelaide St. E.	20 Queen St. W.	95 St. Clair Ave. W.
363-6021	979-2211	961-4111

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA; Sec. 11.31
 Zoning District: CR L4.5 U480
 Height Limit (m): 76.0
 Site Specific Provision: 708-82 ; 113-83
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Total GFA:	35100.0 m ²	Height Storeys:	17
		Metres:	
		Indoor	Outdoor
		Parking Spaces:	184
		Loading Docks:	

DWELLING UNITS

Tenure:

Rooms:

Beds:

Bachelor:

1 Bedroom:

2 Bedroom:

3 Bedroom:

4 Bedroom:

Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Hotel	33600.0 m ²	
Recreation	1000.0 m ²	
Office	500.0 m ²	
Parking and Loading		7700.0 m ²

APPROVED DENSITY: Site Specific By-law 708-82 (as amended)

COMMENTS:

Status: Under construction.

Data valid: June 30, 1991

Planner: Anne Milchberg

Phone: 392-7862/7216

Map Reference: 1B

APPLICATION

Development Review: Y
Rezoning: N
O. P. A.: N

Application Number: 388147
Application Date: August 4, 1988
Date of Revision: March 31, 1989

Confirmed Municipal Address: 1 Dundas Street West.

Nearest Intersection: West of Yonge St., at Shuter Street

Project Description: A 31 storey office tower addition to the Eaton Centre.

Applicant:
The Cadillac Fairview Corp.
20 Queen St. W.
598-8200

Agent:
Goodman & Goodman
3000 - 20 Queen St. W.
979-2211

Architect:
Crang & Boake Arch.
85 Mostfield Dr., Don Mills
449-1203

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA, Sec. 11.31
Zoning District: CR L4.5 U480
Height Limit (m): 76.0
Site Specific Provision: 887-78
Historical Status: NO
Site Plan Control: YES

PROJECT INFORMATION

Height: 31 storey office
addition.

DWELLING UNITS

Tenure:
Rooms:
Beds:
Bachelor:
1 Bedroom:
2 Bedroom:
3 Bedroom:
4 Bedroom:
Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Office	75960.0 m ²	

APPROVED DENSITY: Part of Eaton Centre

COMMENTS:

Status: Under construction.

Data valid: June 30, 1991

Planner: Anne Milchberg

Phone: 392-7862/7216

APPLICATION

Development Review: Y
 Rezoning: Y
 O. P. A.: Y

Application Number: 2155
 Application Date: March 2, 1989
 Date of Revision:

Confirmed Municipal Address: 181 - 191 Dundas St. W. & 63 Centre Ave.

Nearest Intersection: South side of Dundas St. W., east of University Ave.

Project Description: To build a 17-storey mixed use building.

Applicant:
 Dundas Centre Holdings Ltd.
 189 Dundas St. W.
 563-6790

Agent:
 Aird & Berlis
 1500 - 145 King St. W.
 364-1241

Architect:
 Habash & Lam Arch.
 163 Queen St. E.
 369-9925

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDMCRA
 Zoning District: CR L2 U150
 Height Limit (m): 13.7
 Site Specific Provision: NO
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 1236.0 m²
 Frontage: 36.4 m
 Depth: Irregular

Height Storeys: 17 + 5 basements

Metres: 49.0

Ground Floor: 609.0 m²
 Residential GFA: 7169.2 m²
 Non-Residential GFA: 2472.1 m²
 Total GFA: 9641.3 m²

Indoor Outdoor
 Parking Spaces: 87
 Loading Docks: 2

DWELLING UNITS

Tenure: Condo
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom: 54
 2 Bedroom: 28
 3 Bedroom:
 4 Bedroom:
 Total Units: 82

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	7169.2 m ²	
Retail	1608.1 m ²	
Restaurant	864.0 m ²	
Parking and Loading		4901.2 m ²
Utilities		1225.3 m ²

PROPOSED DENSITY:

Residential Density: 5.8

Non-Residential Density: 2.0

Total Density: 7.8

COMMENTS:

Status: Being reviewed

Data valid: June 30, 1991

Planner: Tom Keefe

Phone: 392-7862/0074

Map Reference: 1B

APPLICATION

Development Review: Y
Rezoning: N
O. P. A.: N

Application Number: 386161
Application Date: August 27, 1986
Date of Revision:

Confirmed Municipal Address: 273 Dundas St. W.

Nearest Intersection: South-west corner of Dundas St. W. & St. Patrick St.

Project Description: A 7-storey mixed use building.

Applicant:
Lee Tak Enterprises
17 Patrick Blvd.
496-0939

Agent:
Yip, Ridsdale, Allen Arch.
283 Spadina Ave.
593-0229

Architect:
Yip, Ridsdale, Allen Arch.
283 Spadina Ave.
593-0229

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDMCRA
Zoning District: CR L2 U200
Height Limit (m): 13.7
Site Specific Provision: NO
Historical Status: NO
Site Plan Control: YES

PROJECT INFORMATION

Site Area: 744.0 m²
Frontage: 30.4 m
Depth: Irregular

Height Storeys: 7 + 1 basement
Metres: 23.7

Ground Floor: 400.0 m²
Residential GFA: 600.0 m²
Non-Residential GFA: 1376.0 m²
Total GFA: 1976.0 m²

Indoor Outdoor
Parking Spaces: 12
Loading Docks: yes

DWELLING UNITS

Tenure: Condo
Rooms:
Beds:
Bachelor:
1 Bedroom:
2 Bedroom:
3 Bedroom:
4 Bedroom: 3
Total Units: 3

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Office	976.0 m ²	
Residential	600.0 m ²	
Retail	400.0 m ²	
Utilities	114.0 m ²	119.8 m ²
Parking & Loading		390.2 m ²

APPROVED DENSITY:

Residential Density: 0.81

Non-Residential Density: 1.85

Total Density: 2.66

COMMENTS:

Status: Council approval - April 6, 1987

Data valid: June 30, 1991

Planner: Helen Coombs

Phone: 392-7339/7613

Map Reference: 1B

APPLICATION

Development Review:	Y	Application Number:	2183
Rezoning:	Y	Application Date:	June 16, 1989
O. P. A.:	Y	Date of Revision:	June 3, 1991

Confirmed Municipal Address: 100 Edward Street.

Nearest Intersection: North side of Edward St., at Elizabeth St.

Project Description: Residential apartment building with retail at grade (Site 'B').

Applicant:	Agent:	Architect:
Smye Homes Ltd.	Fraser & Beatty	E. I. Richmond Inc.
90 Tiverton Ct., Markham Ont.	P.O. Box 100, 1 First Canadian Place	30 St. Clair Avenue West
477-7609	863-4511	961-1567

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CR L4.5 U480
Height Limit (m): 76.0
Site Specific Provision: NO
Historical Status: NO
Site Plan Control: YES

PROJECT INFORMATION

Site Area:	1435.1 m ²	Height	Storeys:	23 + 5 basements
Frontage:	49.0 m			
Depth:	29.3 m		Metres:	67.0
Residential GFA:	15758.0 m ²		Indoor	Outdoor
Non-Residential GFA:	365.2 m ²	Parking Spaces:	175	
Total GFA:	16123.2 m ²	Loading Docks:		

DWELLING UNITS

Tenure:	Condo	Rental; Assisted
Rooms:		
Beds:		
Bachelor:	21	
1 Bedroom:	118	80
2 Bedroom:	10	21
3 Bedroom:		
4 Bedroom:		
Total Units:	149	101

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	15758.0 m ²	
Residential Recreation	1098.0 m ²	
Retail	365.2 m ²	
Parking and Loading		7018.0 m ²

PROPOSED DENSITY:

Residential Density: 10.98	Non-Residential Density: 0.25	Total Density: 11.23
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COMMENTS: 636 Bay St. and 70 Edward St. (Site 'A') are also part of this application. See page 1.47 for project information.

Status: Subject of an OMB hearing commencing July 2, 1991

Data valid: June 30, 1991

Planner: Anne Milchberg

Phone: 392-7862/7216

APPLICATION

Development Review: Y
 Rezoning: N
 O. P. A.: N

Application Number: 391004
 Application Date: January 14, 1991
 Date of Revision:

Confirmed Municipal Address: 100 Edward Street.

Nearest Intersection: North side of Edward St., west of Bay St.

Project Description: To build a condominium apartment building.

Applicant:

Smye Homes Ltd.- Bay/Elizabeth Con. Ltd. E.I. Richmond Arch. Inc.
 101 90 Tiverton Court, Markham 603 - 30 St. Clair Ave. W.
 477-7609 961-1567

Agent:**Architect:**

E.I. Richmond Arch Inc.
 603 - 30 St. Clair Ave. W.
 961-1567

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
 Zoning District: CR L4.5 U480
 Height Limit (m): 76.0
 Site Specific Provision: NO
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area:	1435.1 m ²	Height Storeys:	15 + 3 basements
Frontage:	49.0 m		
Depth:	29.3 m	Metres:	44.2

Residential GFA: 10569.7 m²
 Non-Residential GFA: 660.0 m²
 Total GFA: 11229.7 m²

Indoor Outdoor
 Parking Spaces: 106
 Loading Docks:

DWELLING UNITS

Tenure:	Condo
Rooms:	
Beds:	
Bachelor:	13
1 Bedroom:	119
2 Bedroom:	34
3 Bedroom:	
4 Bedroom:	
Total Units:	166

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	10569.7 m ²	
Residential Recreation	1193.0 m ²	
Retail	660.0 m ²	
Parking and Loading		3446.6 m ²

PROPOSED DENSITY:

Residential Density: 7.34

Non-Residential Density: 0.46

Total Density: 7.80

COMMENTS: 636 Bay St. and 70 Edward St. (Site 'A') are also part of this application. See page 1.48 for project information.

Status: Application under review. Larger project (at 11.23X) is the subject of an OMB hearing commencing July, 1991.
 (See application No. 2183, page 1.61).

Data valid: June 30, 1991

Planner: Anne Milchberg

Phone: 392-7862/7216

APPLICATION

Development Review:	Y	Application Number:	2306
Rezoning:	Y	Application Date:	March 12, 1991
O. P. A.:	Y	Date of Revision:	June 25, 1991

Confirmed Municipal Address: 186, 188 Jarvis Street.

Nearest Intersection: West side of Jarvis St., south of Dundas St. E.

Project Description: To construct a social housing building containing 119 units

Applicant:	Agent:	Architect:
Centara Corporation	Kathy Kinnear	Young & Wright Architect
Box 264, I.B.M. Tower, T D Centre	Box 264, I.B.M. Tower, T D Centre	172 St. George St.
367-3684	367-3684	968-3522

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
 Zoning District: CR L2 U350
 Height Limit (m): 46.0
 Site Specific Provision: 517-76
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area:	1273.6 m ²	Height	Storeys:	13 + penthouse + 2
Frontage:	33.0 m			basements
Depth:	Irregular		Metres:	45.3
Ground Floor:	690.3 m ²			
Residential GFA:	8024.1 m ² *		Indoor	Outdoor
Total GFA:	8024.1 m ²	Parking Spaces:	40	
		Loading Docks:		

DWELLING UNITS

Tenure:	Rental; Assisted
Rooms:	
Beds:	
Bachelor:	26
1 Bedroom:	62
2 Bedroom:	25
3 Bedroom:	6
4 Bedroom:	
Total Units:	119

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	8024.1 m ²	
Utilities	830.4 m ²	
Parking & Loading		1541.7 m ²
Storage		410.6 m ²

PROPOSED DENSITY:

Residential Density: 6.3*	Non-Residential Density: 0.0	Total Density: 6.3*
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COMMENTS: * Excluding required recreation space.

Status: Preliminary report dated June 25, 1991

Data valid: June 30, 1991

Planner: Tom Keefe

Phone: 392-7862/0074

APPLICATION

Development Review: Y
 Rezoning: Y
 O. P. A.: Y

Application Number: 1979
 Application Date: February 11, 1987
 Date of Revision: July 11, 1989

Confirmed Municipal Address: 314 Jarvis Street.

Nearest Intersection: West side of Jarvis St., south of Carlton Street

Project Description: Addition to historic mixed-use building.

Applicant:
 Thyti Limited
 411A - 94 Cumberland St.
 922-1585

Agent:
 John Cowle Arch.
 109 Queen St. E.
 363-9343

Architect:
 John Cowle Arch.
 109 Queen St. E.
 363-9343

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
 Zoning District: CR L1 U350
 Height Limit (m): 30.5
 Site Specific Provision: 525-89; 526-89
 Historical Status: DESIGNATED
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 549.0 m²
 Frontage: 14.5 m
 Depth: 38.1 m

Height Storeys: 6 + basement
 Metres:

Ground Floor: 265.0 m²
 Residential GFA: 382.5 m²
 Non-Residential GFA: 1509.3 m²
 Total GFA: 1891.8 m²

Indoor Outdoor
 Parking Spaces: 10
 Loading Docks:

DWELLING UNITS

Tenure: Rental: Private
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom: 4
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units: 4

FLOOR AREA BREAKDOWN

Land Use: Above Grade: Below Grade:
 Office: 1509.3 m²
 Residential: 382.5 m²
 Parking and Loading: 232.3 m²

APPROVED DENSITY:

Residential Density: 0.7

Non-Residential Density: 2.8

Total Density: 3.5

COMMENTS:

Status: Council approval on July 14, 1989 (LUC Rep. 18, Clause 2). OMB hearing scheduled for July 22, 1991.

Data valid: June 30, 1991

Planner: Michael Mizzi

Phone: 392-7355/0013

APPLICATION

Development Review:	Y	Application Number:	2220
Rezoning:	Y	Application Date:	January 8, 1990
O. P. A.:	N	Date of Revision:	April 10, 1990

Confirmed Municipal Address: 40 Murray Street.

Nearest Intersection: West side of Murray St., north of Elm St.

Project Description: To build addition to existing parking garage building for same uses.

Applicant:	Agent:	Architect:
The Ontario Cancer Institute	Housden, Henry, Loudon & Syron	Giffels Consulting Engineers & Arch.
500 Sherbourne Street	2000 - 145 King Street West	30 International Blvd., Rexdale
924-0671	362-3411	675-5950

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Institutional Area
 Zoning District: CR L1 U200 ; CR L2 U150
 Height Limit (m): 13.7
 Site Specific Provision: NO
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area:	7217.0 m ²	Height	Storeys:	13 + 2 basements
Frontage:	106.6 m			
Depth:	Irregular		Metres:	18.9
Ground Floor:	6012.7 m ²			
Non-Residential GFA:	43352.0 m ²		Indoor	Outdoor
Total GFA:	43352.0 m ²		Parking Spaces: 1489	12
			Loading Docks:	

DWELLING UNITS

Tenure:

Rooms:

Beds:

Bachelor:

1 Bedroom:

2 Bedroom:

3 Bedroom:

4 Bedroom:

Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Parking and Loading	37434.0 m ²	5918.0 m ²
Parking & Loading/Grade	278.7 m ²	

PROPOSED DENSITY:

Residential Density: 0.0	Non-Residential Density: 6.0	Total Density: 6.0
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COMMENTS:

Status: Council approval October 1, 1990.

Data valid: June 30, 1991

Planner: Helen Coombs

Phone: 392-7339/7613

APPLICATION

Development Review: Y
 Rezoning: Y
 O. P. A.: Y

Application Number: 1973
 Application Date: January 16, 1987
 Date of Revision:

Confirmed Municipal Address: Part of 30 Mutual St. & 88 Queen St. E.

Nearest Intersection: East side of Mutual St., north of Queen St. E. (the whole block)

Project Description: Mixed use primarily residential development.

Applicant:

Lilly Blott Fejer
 181 University Ave., Suite 2200
 365-6300

Agent:

E.I. Richmond Arch.
 30 St. Clair Ave. W.
 961-1567

Architect:

E. I. Richmond Arch.
 30 St. Clair Ave. W.
 961-1567

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA ; Sec. 11.18

Zoning District: CR L2 U350

Height Limit (m): 46.0

Site Specific Provision: 742-79

Historical Status: NO

Site Plan Control: YES

PROJECT INFORMATION

Site Area: 9959.0 m²

Frontage: 171.5 m

Depth: Irregular

Height Storeys: 4-26 + 3 basements

Metres: 70.7

Ground Floor: 6563.0 m²

Residential GFA: 65669.0 m²

Non-Residential GFA: 6710.0 m²

Total GFA: 72379.0 m²

Indoor Outdoor
 Parking Spaces: 690
 Loading Docks: 5

DWELLING UNITS

Temure: Condo

Rooms:

Beds:

Bachelor: 42

1 Bedroom: 687

2 Bedroom: 108

3 Bedroom: 4

4 Bedroom:

Total Units: 841

FLOOR AREA BREAKDOWN

Land Use:

Above Grade:

Below Grade:

Residential 65669.0 m²

Recreation Space 14715.0 m²

Office 4660.0 m²

Retail 2050.0 m²

Parking and Loading 22435.4 m²

PROPOSED DENSITY:

Residential Density: 6.60

Non-Residential Density: 0.67

Total Density: 7.27

COMMENTS:

Status: LUC has requested further reports on inclusion of assisted housing from the Commissioner of Planning & Development, May 11, 1988. Filed for O.M.B. hearing - no date.

Data valid: June 30, 1991

Planner: Tom Keefe

Phone: 392-7862/0074

Map Reference: 1B

APPLICATION

Development Review:	Y	Application Number:	2229
Rezoning:	Y	Application Date:	February 5, 1990
O. P. A.:	Y	Date of Revision:	May 8, 1991

Confirmed Municipal Address: 51A, 53 and 53A Mutual Street.

Nearest Intersection: East side of Mutual St. between Shuter St. and Dundas St. East

Project Description: To build a 9-storey apartment building.

Applicant:	Agent:	Architect:
Robert Truman & Assoc.	Robert Truman & Assoc.	Oleson Worland Arch.
421 Eglinton Ave. W.	421 Eglinton Ave. W.	76 Richmond St. E.
440-1205	440-1206	863-6373

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CR L2 U350
Height Limit (m): 46.0
Site Specific Provision: 517-76, 169-79, 187-89, 77-90
Historical Status: NO
Site Plan Control: YES

PROJECT INFORMATION

Site Area:	500.0 m ²	Height Storeys:	9 + mezzanine + penthouse
Frontage:	16.0 m	Metres:	27.0
Depth:	32.3 m		
Ground Floor:	130.0 m ²		
Residential GFA:	2661.6 m ²	Indoor	Outdoor
Total GFA:	2661.0 m ²	Parking Spaces: 19 (stacked)	
		Loading Docks:	

DWELLING UNITS

Tenure:	Private; Rental
Rooms:	
Beds:	
Bachelor:	
1 Bedroom:	30
2 Bedroom:	
3 Bedroom:	
4 Bedroom:	
Total Units:	30

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	2661.6 m ²	
Residential Recreation	212.0 m ²	
Parking and Loading		260.1 m ²

PROPOSED DENSITY:

Residential Density: 5.32	Non-Residential Density: 0.00	Total Density: 5.32
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COMMENTS:

Status: Preliminary report adopted by LUC on July 11, 1991.

Data valid: June 30, 1991

Planner: John Davidson

Phone: 392-7862/7863

APPLICATION

Development Review:	Y	Application Number:	2135
Rezoning:	Y	Application Date:	November 28, 1988
O. P. A.:	Y	Date of Revision:	March 6, 1990

Confirmed Municipal Address: 60, 90, 92, 94, 96, 100 Mutual St., 125, 143 Dundas St. E., 76 Shuter St., 95 Dalhousie St.

Nearest Intersection: Block bounded by Mutual, Dundas, Dalhousie & Shuter Streets.

Project Description: An apartment building complex.

Applicant:	Agent:	Architect:
M & C Development Inc.	Lyons Goodman Iacono	Young & Wright Arch.
P.O. Box 264 T.D. Centre	130 Adelaide St. W.	172 St. George St.
363-5100	896-0123	968-3552

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA ; LDMCRA
 Zoning District: CR L2 U350 ; CR L2 U150
 Height Limit (m): 46.0 ; 18.0
 Site Specific Provision: 247-91
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area:	9224.0 m ²	Height	Storeys:	18 + 4 basements
			Metres:	52.6
Residential GFA:	54362.0 m ²		Indoor	Outdoor
Non-Residential GFA:	976.0 m ²			
Total GFA:	55338.0 m ²	Parking Spaces:	585	
		Loading Docks:		

DWELLING UNITS

Tenure:	Rental; Private	Assisted
Rooms:		
Beds:		
Bachelor:	152	
1 Bedroom:	347	
2 Bedroom:	107	
3 Bedroom:	3	
4 Bedroom:		
Total Units:	* 609	** 112

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	54362.0 m ²	
Retail	976.0 m ²	
Parking and Loading		19021.3 m ²

APPROVED DENSITY:

Residential Density: 5.9	Non-Residential Density: 0.1	Total Density: 6.0
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COMMENTS:

- * Site specific By-law to permit up to 620 units within same GFA.
- ** Above figure assumes that land to accommodate 112 social housing units to be conveyed to City

Status: Council approval - April 22, 1991.

Data valid: June 30, 1991

Planner: Raymond David

Phone: 392-7862/7860

APPLICATION

Development Review: Y
 Rezoning: Y
 O. P. A.: N

Application Number: 389131
 Application Date: July 5, 1989
 Date of Revision:

Confirmed Municipal Address: 81, 83, 85, 87 Mutual Street.

Nearest Intersection: East side of Mutual St., north of Shuter Street.

Project Description: Eight-storey condominium apartment building.

Applicant:
 802147 Ontario Ltd.
 80 Bloor St. W.
 923-3341

Agent:
 Kirshenblatt Koman Assoc.
 388 Mount Pleasant Rd.
 485-4900

Architect:
 Kirshenblatt Koman Assoc.
 388 Mount Pleasant Rd.
 485-4900

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
 Zoning District: CR L2 U350
 Height Limit (m): 46.0
 Site Specific Provision: NO
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 867.0 m²
 Frontage: 31.1 m
 Depth: 27.1 m

Height Storeys: 8 + 4 basements

Metres: 24.4

Ground Floor: 450.0 m²
 Residential GFA: 3468.0 m²
 Total GFA: 3468.0 m²

Indoor Outdoor
 Parking Spaces: 49
 Loading Docks:

DWELLING UNITS

Tenure: Condo
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom: 49
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units: 49

FLOOR AREA BREAKDOWN

Land Use: Above Grade: Below Grade:
 Residential 3468.0 m²
 Parking and Loading 3132.1 m²

APPROVED DENSITY:

Residential Density: 4.0

Non-Residential Density: 0.0

Total Density: 4.0

COMMENTS:

Status: Council approval December 14, 1989.

Data valid: June 30, 1991

Planner: Raymond David

Phone: 392-7862/7860

APPLICATION

Development Review:	Y	Application Number:	390007
Reasoning:	N	Application Date:	January 8, 1990
O. P. A.:	N	Date of Revision:	April 6, 1990

Confirmed Municipal Address: 130 Queen Street West.

Nearest Intersection: North-east corner of University Ave. & Queen St. W.

Project Description: Addition to the Law Society of Upper Canada building

Applicant:	Agent:	Architect:
NORR Partnership Ltd.	NORR Partnership Ltd.	NORR Partnership Ltd.
350 Bloor St. E.	350 Bloor St. E.	350 Bloor St. E.
929-0200	929-0200	929-2000

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
 Zoning District: CR L4.5 U480
 Height Limit (m): 76.0
 Site Specific Provision: NO
 Historical Status: LISTED
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 11164.2 m²
 Frontage: 150.7 m
 Depth: Irregular

Height Storeys: 6
 Metres: 21.0

Ground Floor: 3314.2 m²
 Non-Residential GFA: 15335.6 m²
 Total GFA: 15335.6 m²

Parking Spaces: Indoor Outdoor
 Loading Docks:

DWELLING UNITS

Tenure:
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Office	8601.1 m ²	2634.1 m ²
Institutional	3420.4 m ²	452.6 m ²
Restaurant		227.4 m ²

APPROVED DENSITY:

Residential Density: 0.00	Non-Residential Density: 1.37	Total Density: 1.37
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COMMENTS:

Status: Under construction.

Data valid: June 30, 1991

Planner: Mary Neumann

Phone: 392-7187/0427

APPLICATION

Development Review: Y
 Rezoning: Y
 O. P. A.: Y

Application Number: 2093
 Application Date: July 12, 1988
 Date of Revision:

Confirmed Municipal Address: 96 St. Patrick Street.

Nearest Intersection: West side of St. Patrick St., south of Dundas St. W.

Project Description: Build an 18-storey apartment hotel building.

Applicant:
 Pageover Developments Ltd.
 4800 Dufferin St.
 661-9290

Agent:
 Aird & Berlis
 145 King St. W.
 364-1241

Architect:
 Kirshenblatt Korman Assoc.
 388 Mount Pleasant Rd.
 485-4900

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
 Zoning District: CR L2 U350
 Height Limit (m): 36.5
 Site Specific Provision: NO
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 2071.0 m²
 Frontage: 55.1 m
 Depth: 37.5 m

Height Storeys: 18 + 3 basements
 Metres: 50.4

Ground Floor: 1922.3 m²
 Residential GFA: 18446.2 m²
 Non-Residential GFA: 1500.6 m²
 Total GFA: 19946.8 m²

Indoor Outdoor
 Parking Spaces: 165
 Loading Docks:

DWELLING UNITS

Tenure: Condo
 Rooms:
 Beds:
 Bachelor: 66
 1 Bedroom: 166
 2 Bedroom: 66
 3 Bedroom:
 4 Bedroom:
 Total Units: 298

FLOOR AREA BREAKDOWN

Land Use: Above Grade: Below Grade:
 Residential 18446.2 m²
 Office 1500.6 m²
 Parking and Loading 6072.0 m²

PROPOSED DENSITY:

Residential Density: 8.90

Non-Residential Density: 0.73

Total Density: 9.63

COMMENTS:

Status: Being reviewed by applicant.

Data valid: June 30, 1991

Planner: Helen Coombs

Phone: 392-7339/7613

APPLICATION

Development Review: Y
 Reasoning: Y
 O. P. A.: Y

Application Number: 2176
 Application Date: May 5, 1989
 Date of Revision: April 10, 1990

Confirmed Municipal Address: 121 St. Patrick Street.

Nearest Intersection: East side of St. Patrick St., south of Dundas St. W.

Project Description: To build a commercial/residential building. Two towers.

Applicant:
 718208 Ontario Inc.
 11 Tahoe Crt., Don Mills

Agent:
 J. M. Ayres
 130 Adelaide St. W.
 869-0123

Architect:
 Peter Turner
 953A Eglinton Ave. E.
 425-2222

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA ; SE Spadina Part II
 Zoning District: CR L2 U350
 Height Limit (m): 36.5
 Site Specific Provision: NO
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 1000.0 m²
 Frontage: 18.1 m
 Depth: Irregular

Height Storeys: 9 & 12 + 3 basements
 Metres: 35.6

Ground Floor: 469.0 m²
 Residential GFA: 4480.0 m²
 Non-Residential GFA: 1945.0 m²
 Total GFA: 6425.0 m²

Indoor Outdoor
 Parking Spaces: 38
 Loading Docks: 1

DWELLING UNITS

Tenure: Condo
 Rooms:
 Beds:
 Bachelor: 13
 1 Bedroom: 14
 2 Bedroom: 22
 3 Bedroom:
 4 Bedroom:
 Total Units: 49

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	4480.0 m ²	
Office	1945.0 m ²	
Residential Recreation	513.0 m ²	
Utilities	121.0 m ²	448.0 m ²
Parking and Loading		1040.5 m ²

PROPOSED DENSITY:

Residential Density: 4.5

Non-Residential Density: 1.9

Total Density: 6.4

COMMENTS:

Status: Being processed.

Data valid: June 30, 1991

Planner: Helen Coombs

Phone: 392-7339/7613

APPLICATION

Development Review: N
 Rezoning: Y
 O. P. A.: Y

Application Number: 2292
 Application Date: November 27, 1990
 Date of Revision:

Confirmed Municipal Address: 64, 66, 68, 70 Shuter Street.

Nearest Intersection: North side of Shuter St., east of Dalhousie St.

Project Description: Build a condominium and retail building.

Applicant:
 Scoler Gluck & Assoc. Arch.
 64 Shuter St.
 362-7753

Agent:
 Scoler Gluck & Assoc. Arch.
 64 Shuter St.
 362-7753

Architect:
 Scoler Gluck & Assoc. Arch.
 64 Shuter St.
 362-7753

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
 Zoning District: CR L2 U350
 Height Limit (m): 46.0
 Site Specific Provision: 517-76
 Historical Status: LISTED
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 879.2 m²
 Frontage: 29.0 m
 Depth: 31.1 m

Height Storeys: 9 + 3 basements

Metres: 28.9

Ground Floor: 627.5 m²
 Residential GFA: 4373.3 m²
 Non-Residential GFA: 259.7 m²
 Total GFA: 4633.0 m²

Indoor
 Outdoor
 Parking Spaces: 51
 Loading Docks:

DWELLING UNITS

Tenure: Condo
 Rooms:
 Beds:
 Bachelor: 8
 1 Bedroom: 72
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units: 80

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	4373.3 m ²	
Residential Recreation	233.1 m ²	
Retail	259.7 m ²	
Utilities	641.1 m ²	997.3 m ²
Parking & Loading		1658.3 m ²

PROPOSED DENSITY:

Residential Density: 4.97

Non-Residential Density: 0.30

Total Density: 5.27

COMMENTS:

Status: Preliminary report dated May 14, 1991.

Data valid: June 30, 1991

Planner: Blair Martin

Phone: 392-7187/0425

APPLICATION

Development Review: Y Application Number: 2307
 Rezoning: Y Application Date: March 12, 1991
 O. P. A.: N Date of Revision:

Confirmed Municipal Address: 172, 180, 190 Simcoe Street.

Nearest Intersection: West side of Simcoe St., north of Queen St. W.

Project Description: To build a 12-storey office building.

Applicant:	Agent:	Architect:
The Canada Life Assurance Co.	Berridge, Lewinberg, Greenberg	Shore, Tilbe, Henscher, Irwin, Peters
2000 - 181 University Av.	200 - 111 Queen St. E.	300 - 20 Duncan St.
363-3667	363-9004	971-6060

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA ; Sec. 11.12
 Zoning District: CR L2 U350
 Height Limit (m): 36.5
 Site Specific Provision: 615-79 ; 827-85 ; 826-85
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area:	12308.0 m ²	Height	Storeys:	12 + mezzanine + 3
Frontage:	164.9 m			basements
Depth:	Irregular		Metres:	47.5
Ground Floor:	2149.2 m ²			
Non-Residential GFA:	36515.8 m ²		Indoor	Outdoor
Total GFA:	36515.8 m ²	Parking Spaces:	508	40
		Loading Docks:		

DWELLING UNITS

Tenure:
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units:

FLOOR AREA BREAKDOWN (Existing + Addition)

Land Use:	Above Grade:	Below Grade:
Office	33497.8 m ²	
Parking and Loading	11428.0 m ²	3251.5 m ²
Retail	2149.2 m ²	868.8 m ²
Daycare	542.0 m ²	
Industrial		2729.4 m ²
Utilities		1168.7 m ²

PROPOSED DENSITY:*

Residential Density: Non-Residential Density: Total Density:

COMMENTS: * Proposed density to be determined.

Status: Preliminary report adopted by LUC on April 18, 1991.

Data valid: June 30, 1991

Planner: Helen Coombs

Phone: 392-7339/7613

APPLICATION

Development Review: Y
 Rezoning: Y
 O. P. A.: Y

Application Number: 1910/390041
 Application Date: February 11, 1986
 Date of Revision: June 1, 1987

Confirmed Municipal Address: 438 University Avenue (Formerly 434, 444, 454 University Ave.)

Nearest Intersection: South-west corner of University Ave. and Dundas St. W.

Project Description: A 19-storey commercial building with 2 1/2 levels of underground parking.

Applicant:
 592423 Ontario Inc.
 900 - 555 Richmond St. W.

Agent:
 Aird & Berlis
 1500 - 145 King St. W.
 364-1241

Architect:
 Omar, Yeung, Leonard, Chui Arch. &
 Assoc
 208 - 885 Don Mills Rd.
 391-0808

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
 Zoning District: CR LA.5 U480
 Height Limit (m): 76.0
 Site Specific Provision: 171-88
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 2766.0 m²
 Frontage: 71.3 m
 Depth: Irregular

Height Storeys: 19 + 3 basements
 Metres: 77.0

Ground Floor: 1520.0 m²
 Non-Residential GFA: 27660.0 m²
 Total GFA: 27660.0 m²

Indoor Outdoor
 Parking Spaces: 179
 Loading Docks: 2

DWELLING UNITS

Tenure:
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Office	24527.0 m ²	
Services	4321.0 m ²	
Retail	3133.0 m ²	
T.T.C. Connection	44.0 m ²	120.0 m ²
Parking and Loading		4959.6 m ²

APPROVED DENSITY:

Residential Density: 0.0

Non-Residential Density: 10.0

Total Density: 10.0

COMMENTS:

Status: Under construction.

Data valid: June 30, 1991

Planner: Lori Martin

Phone: 392-7187/7190

APPLICATION

Development Review: Y
 Rezoning: N
 O. P. A.: N

Application Number: 390155
 Application Date: December 13, 1990
 Date of Revision:

Confirmed Municipal Address: 438 University Avenue.

Nearest Intersection: South-west corner of University Ave and Dundas St. W.

Project Description: To build a one-storey addition to an existing development currently under construction.

Applicant:
 592423 Ontario Ltd.
 900 - 555 Richmond St. W.
 391-0808

Agent:
 Aird & Berlis
 1500 - 145 King St. W.
 364-1241

Architect:
 Omar, Yeung, Leonard, Chui
 208 - 885 Don Mills Rd.
 391-0808

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
 Zoning District: CR L4.5 U480
 Height Limit (m): 76.0
 Site Specific Provision: 171-80
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 2766.0 m²
 Frontage: 71.5 m
 Depth: Irregular

Height Storeys: 20 + 3 basements

Metres: 82.4

Ground Floor: 1379.4 m²
 Non-Residential GFA: 28928.0 m²
 Total GFA: 28928.0 m²

Indoor Outdoor
 Parking Spaces: 179
 Loading Docks: 2

DWELLING UNITS

Tenure:
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units:

FLOOR AREA BREAKDOWN (Addition Only)

Land Use: Above Grade: Below Grade:
 Office 1268.0 m²

APPROVED DENSITY:

Residential Density: 0.00

Non-Residential Density: 10.46

Total Density: 10.46

COMMENTS:

Status: Council approval - April 15, 1991.

Data valid: June 30, 1991

Planner: Lori Martin

Phone: 392-7187/7190

APPLICATION

Development Review: Y
 Rezoning: N
 O. P. A.: N

Application Number: 386207
 Application Date: November 3, 1986
 Date of Revision:

Confirmed Municipal Address: 555 University Avenue.

Nearest Intersection: South-east corner of University Ave. & Gerrard St. W.

Project Description: An eight-storey hospital use addition to hospital.

Applicant:
 Hospital for Sick Children
 555 University Ave.
 597-1500

Agent:
 Zeidler Roberts, Arch.
 315 Queen St. W.
 596-8300

Architect:
 Zeidler Roberts, Arch.
 315 Queen St. W.
 596-8300

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Institutional District
 Zoning District: QR L5 U480
 Height Limit (m): 76.0
 Site Specific Provision: NO
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 27040.9 m²
 Frontage: 123.4 m
 Depth: Irregular

Height Storeys: 14 + 5 basements
 Metres: 0.0

Total GFA: 125013.7 m²

Indoor
 Parking Spaces: 963
 Loading Docks: Outdoor

DWELLING UNITS

Tenure:
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units:

FLOOR AREA BREAKDOWN (New Construction Only)

Land Use:	Above Grade:	Below Grade:
Hospital	56210.0 m ²	6084.0 m ²
Parking and Loading		43370.0 m ²

APPROVED DENSITY:

Residential Density: 0.0

Non-Residential Density: 4.5

Total Density: 4.5

COMMENTS:

Status: Under construction.

Data valid: June 30, 1991

Planner: Anne Milchberg

Phone: 392-7862/7216

APPLICATION

Development Review: Y
 Rezoning: N
 O. P. A.: N

Application Number: 32114/32115
 Application Date: November 25, 1982
 Date of Revision:

Confirmed Municipal Address: 600 University Avenue.

Nearest Intersection: West side of University Ave. between Elm St. and College St.

Project Description: Phase 2 addition to Mount Sinai Hospital.

Applicant:
 Mount Sinai Hospital
 600 University Ave.
 596-4200

Agent:
 Rosenberg, Smith, Paton, Hyman
 350 Bay Street
 863-1900

Architect:
 Mendelow Glazier Ghatalia
 146 West Beaver Creek Rd
 731-2061

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Institutional Area
 Zoning District: QR L8 U480
 Height Limit (m): 76.0
 Site Specific Provision: NO
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: * 15273.0 m²
 Frontage: 185.0 m
 Depth: Irregular

Height Storeys: 18
 Metres: 84.4

Non-Residential GFA: 89722.3 m²
 Total GFA: 89722.3 m²

Indoor Outdoor
 Parking Spaces:
 Loading Docks:

DWELLING UNITS

Tenure:
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units:

FLOOR AREA BREAKDOWN (Phase 2 addition only)

Land Use: Above Grade: Below Grade:
 Hospital 7869.0 m²

APPROVED DENSITY:

Residential Density: 0.00

Non-Residential Density: 5.87

Total Density: 5.87

COMMENTS: * Site area includes 550 University Ave.

Status: Under construction.

Data valid: June 30, 1991

Planner: Helen Coombs

Phone: 392-7339/7613

APPLICATION

Development Review:	Y	Application Number:	2127
Rezoning:	Y	Application Date:	October 7, 1988
O. P. A.:	Y	Date of Revision:	March 25, 1991

Confirmed Municipal Address: 620 University Avenue.

Nearest Intersection: West side of University Ave, south of College St.

Project Description: New Princess Margaret Hospital.

Applicant:	Agent:	Architect:
The Ontario Cancer Institute	Houser, Henry	Zeilder Roberts
500 Sherbourne St.	2000 - 145 King St. W.	315 Queen Street West
	362-3411	596-8300

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Institutional District
 Zoning District: QR L8 U480
 Height Limit (m): 76.0
 Site Specific Provision: NO
 Historical Status: DESIGNATED
 Site Plan Control: YES

PROJECT INFORMATION

Site Area:	5705.1 m ²	Height Storeys:	19 + 2 penthouses + 3
Frontage:	68.4 m		basements
Depth:	83.7 m	Metres:	92.0
Ground Floor:	4893.0 m ²		
Non-Residential GFA:	82791.0 m ²		
Total GFA:	82791.0 m ²		

Parking Spaces: See comments
 Loading Docks: 4 Type B 3 Type C

DWELLING UNITS

Tenure:
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Institutional	62284.0 m ²	2468.0 m ²
Office	18039.0 m ²	
Utilities	767.0 m ²	

APPROVED DENSITY:

Residential Density: 0.0	Non-Residential Density: 14.5	Total Density: 14.5
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COMMENTS: Parking spaces to be located at 40 Murray St.

Status: Council approval - September 10, 1990.

Data valid: June 30, 1991

Planner: Helen Coombs

Phone: 392-7613/7339

APPLICATION

Development Review: Y
 Rezoning: Y
 O. P. A.: Y

Application Number: 2260
 Application Date: June 20, 1990
 Date of Revision: June 7, 1991

Confirmed Municipal Address: 209 Victoria Street and 26 Shuter Street.

Nearest Intersection: East side of Victoria St., north of Shuter St.

Project Description: To construct an apartment building containing 240 social housing units.

Applicant:

The Sisters of St. Joseph
 for the Diocese of Toronto
 Morrow Park, 3777 Bayview Ave.
 222-1101

Agent:

Fraser & Beatty
 P.O. Box 100, First Canadian Place
 863-4511

Architect:

Kelton & Lacka
 107 - 300 North Queen St, Etobicoke
 626-7277

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
 Zoning District: CR L2 U350
 Height Limit (m): 46.0
 Site Specific Provision: 517-76
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 2103.1 m²
 Frontage: 59.5 m
 Depth: 41.6 m

Height Storeys: 19 + 3 basements
 Metres: 52.3

Residential GFA: 17800.0 m²
 Non-Residential GFA: 213.0 m²
 Total GFA: 18013.0 m²

Indoor Outdoor
 Parking Spaces: 198
 Loading Docks:

DWELLING UNITS

Tenure: Rental; Assisted
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom: 120
 2 Bedroom: 120
 3 Bedroom:
 4 Bedroom:
 Total Units: 240

FLOOR AREA BREAKDOWN

Land Use: Above Grade: Below Grade:
 Residential 17800.0 m²
 Retail 213.0 m²
 Parking and Loading 6763.1 m²

PROPOSED DENSITY:

Residential Density: 8.46

Non-Residential Density: 0.10

Total Density: 8.56

COMMENTS:

Status: Preliminary report adopted by LUC on December 11, 1990.

Data valid: June 30, 1991

Planner: John Davidson

Phone: 392-7862/7863

APPLICATION

Development Review:	Y	Application Number:	2283
Rezoning:	Y	Application Date:	September 10, 1990
O. P. A.:	Y	Date of Revision:	May 29, 1991

Confirmed Municipal Address: 210, 244 Victoria St. and 10 Shuter St.

Nearest Intersection: North-west corner of Shuter St. and Victoria St.

Project Description: To construct a mixed-residential/commercial complex.

Applicant:	Agent:	Architect:
The Live Entertainment Corp. of Canada	Smith, Lyons, Torrance, Stevenson, Mayer Kofman Engineering Ltd.	
1300 Yonge St.	6200 - 40 King St. W.	
324-5800	396-7200	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
 Zoning District: CR L4.5 U480
 Height Limit (m): 46.0
 Site Specific Provision: 709-82
 Historical Status: 244 Victoria St. is designated by By-law 510-88
 Site Plan Control: YES

PROJECT INFORMATION

Site Area:	4827.6 m ²	Height	Storeys:	33 + mezz. + penthouse + 5 basement
			Metres:	114.0
Ground Floor:	1760.0 m ²			
Residential GFA:	29524.0 m ²			
Non-Residential GFA:	13832.0 m ² *	Indoor		Outdoor
Total GFA:	43356.0 m ²	Parking Spaces:	321	
		Loading Docks:		

DWELLING UNITS

Tenure:	Condo	Rental
Rooms:		
Beds:		
Bachelor:	62	16
1 Bedroom:	209	10
2 Bedroom:	92	8
3 Bedroom:		
4 Bedroom:		
Total Units:	363	34

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	29524.0 m ²	
Office	9153.0 m ²	
Theatre	2524.0 m ²	
Retail	2155.0 m ²	
Residential Recreation	1163.8 m ²	
Parking & Loading		8746.5 m ²

PROPOSED DENSITY:

Residential Density: 6.11	Non-Residential Density: 2.87*	Total Density: 8.98*
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COMMENTS: * Includes 3,811.0 m² Community Services Facility uses but excludes existing Pantages Theatre building (4458.5 m²).
 This site is also the subject of a Rezoning application #2289. See page 1.82 for project information.

Status: Preliminary report adopted by LUC on February 7, 1991.

Data valid: June 30, 1991

Planner: Raymond David

Phone: 392-7862/7860

APPLICATION

Development Review:	Y	Application Number:	2289
Rezoning:	Y	Application Date:	October 23, 1990
O. P. A.:	Y	Date of Revision:	May 3, 1991

Confirmed Municipal Address: 210, 244 Victoria St. and 10 Shuter St.

Nearest Intersection: North-west corner of Shuter St. and Victoria St.

Project Description: To permit the construction of a mixed residential/commercial complex.

Applicant:	Agent:	Architect:
The Live Entertainment Corp.	Smith, Lyons, Torrance, Stevenson &	Kofman Eng. Ltd.
1300 Yonge St.	Mayer	
324-5800	6200 - 40 King St. W.	
	369-7200	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
 Zoning District: CR L4.5 U480
 Height Limit (m): 46.0
 Site Specific Provision: 709-82
 Historical Status: 244 Victoria St. is designated by By-law 510-88
 Site Plan Control: YES

PROJECT INFORMATION

Site Area:	4827.6 m ²	Height	Storeys:	34 + mezz. + mech. PH. + 5 basements
			Metres:	120.0
Residential GFA:	32175.0 m ²			
Non-Residential GFA:	13832.0 m ² *			
Total GFA:	46007.0 m ²			
		Indoor	Outdoor	
		Parking Spaces:	301	
		Loading Docks:		

DWELLING UNITS

Tenure:	Condo	Rental
Rooms:		
Beds:		
Bachelor:	26	16
1 Bedroom:	114	10
2 Bedroom:	124	8
3 Bedroom:		
4 Bedroom:		
Total Units:	264	34

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	32175.0 m ²	
Office	9153.0 m ²	
Theatre	2524.0 m ²	
Retail	2155.0 m ²	
Parking and Loading		9787.0 m ²

PROPOSED DENSITY:

Residential Density: 6.66	Non-Residential Density: 2.87*	Total Density: 9.53*
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COMMENTS: * Includes 3811.0 m² Community Services and Facility uses but excludes existing Pantages Theatre building (4458.5m²)
 This site is also the subject of a Rezoning application #2283. See page 1.81 for project information.

Status: Preliminary report adopted by LUC on February 7, 1991

Data valid: June 30, 1991

Planner: Raymond David

Phone: 392-7862/7860

APPLICATION

Development Review: Y
 Rezoning: Y
 O. P. A.: Y

Application Number: 2046
 Application Date: December 23, 1987
 Date of Revision: April 28, 1989

Confirmed Municipal Address: 173, 177, 181, 185 Yonge St. and 8, 10, 12 Queen St. E.

Nearest Intersection: North-east corner of Yonge St. & Queen St. E.

Project Description: Office building with retail at grade that integrates the historic Bank of Montreal building into the new building.

Applicant:
 Campeau Corp.
 40 King St. W.
 868-6460

Agent:
 WZMH Architects
 95 St. Clair Ave. W.
 961-4111

Architect:
 WZMH Architects
 95 St. Clair Ave. W.
 961-4111

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District ; Sec. 11-38; O.P.A. 39,43,46,51,65

Zoning District: CR L8 U400

Height Limit (m): 46.0

Site Specific Provision: NO

Historical Status: SEE COMMENTS

Site Plan Control: YES

PROJECT INFORMATION

Site Area: 2820.7 m²

Frontage: 50.4 m

Depth: Irregular

Height Storeys: 17 + 3 basements

Metres: 72.3

Ground Floor: 1960.0 m²

Non-Residential GFA: 33846.4 m²

Total GFA: 33846.4 m²

Indoor Outdoor

Parking Spaces: 105

Loading Docks: 5

DWELLING UNITS

Tenure:

Rooms:

Beds:

Bachelor:

1 Bedroom:

2 Bedroom:

3 Bedroom:

4 Bedroom:

Total Units:

FLOOR AREA BREAKDOWN

Land Use:

Above Grade:

Below Grade:

Office

31976.1 m²

Retail

1160.4 m²

Other

709.9 m²

Parking and Loading

4877.3 m²

PROPOSED DENSITY:

Residential Density: 0.0

Non-Residential Density: 12.0

Total Density: 12.0

COMMENTS: 173 Yonge St. is designated (Bank of Montreal building).

Status: Application on hold.

Data valid: June 30, 1991

Planner: Anne Milchberg

Phone: 392-7862/7216

APPLICATION

Development Review:	Y	Application Number:	388101
Rezoning:	N	Application Date:	September 6, 1988
O. P. A.:	N	Date of Revision:	December 1, 1988

Confirmed Municipal Address: 384, 396, 404, 406, 444 Yonge St., 44 Gerrard St. W., 25 Hayter St., 715 Bay St.

Nearest Intersection: Block bounded by College, Yonge, Gerrard, Bay St.

Project Description: Residential building with retail at grade (Yonge Liberties, Phase IV, V, VI)

Applicant:	Agent:	Architect:
Toronto College Park Ltd.	Blake Cassels Graydon	J. Bodgan Assoc. Arch.
1099 - 777 Bay St.	Commercial Court West	306 Sherbourne St.
597-0126	863-2946	961-3416

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA ; Sec. 11.43
 Zoning District: CR L4.5 U480
 Height Limit (m): 76.0
 Site Specific Provision: NO
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area:	49819.0 m ²	Height	Storeys:	22 + 3 basements
Frontage:	153.1 m			
Depth:	Irregular	Metres:		47.6
Ground Floor:	3354.7 m ²			
Residential GFA:	57647.1 m ²		Indoor	Outdoor
Non-Residential GFA:	1909.7 m ²	Parking Spaces:	307	
Total GFA:	59556.8 m ²	Loading Docks:		

DWELLING UNITS

Tenure:	Condo
Rooms:	
Beds:	
Bachelor:	206
1 Bedroom:	294
2 Bedroom:	130
3 Bedroom:	
4 Bedroom:	
Total Units:	630

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	52840.9 m ²	
Residential Recreation	3259.4 m ²	160.9 m ²
Retail	1909.7 m ²	
Pedestrian Walkway	169.5 m ²	
Parking and Loading		9982.1 m ²
Warehouse		1385.9 m ²

APPROVED DENSITY: Part of College Park.**COMMENTS:**

Status: Council approval - December 10, 1990

Data valid: June 30, 1991

Planner: Anne Milchberg

Phone: 392-7862/7216

APPLICATION

Map Reference: 1B

Development Review: Y
Rezoning: N
O. P. A.: N

Application Number: 388160
Application Date: August 29, 1988
Date of Revision: June 1, 1989

Confirmed Municipal Address: 437, 441 Yonge Street.

Nearest Intersection: East side of Yonge St., at Carlton St.

Project Description: An 18-storey mixed use building containing 243 units and street-related retail.

Applicant:
Lee Develop Corp.
326 Sheppard Ave. E.
733-1817

Agent:
Goodman & Carr
2300 - 200 King St. W.
595-2404

Architect:
Page & Steele
110 Eglinton Ave. E.
485-9666

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CR L4.5 U480
Height Limit (m): 46.0
Site Specific Provision: NO
Historical Status: NO
Site Plan Control: YES

PROJECT INFORMATION

Site Area: 2475.0 m²
Frontage: 65.5 m
Depth: Irregular

Height Storeys: 18 + 3 basements
Metres: 54.0

Ground Floor: 1461.0 m²
Residential GFA: 18064.0 m²
Non-Residential GFA: 1110.0 m²
Total GFA: 19174.0 m²

Indoor
Outdoor
Parking Spaces: 150
Loading Docks:

DWELLING UNITS

Tenure: Condo
Rooms:
Beds:
Bachelor: 30
1 Bedroom: 135
2 Bedroom: 78
3 Bedroom:
4 Bedroom:
Total Units: 243

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	18064.0 m ²	
Retail	1110.0 m ²	
Parking and Loading		6921.6 m ²
Utilities		560.7 m ²

APPROVED DENSITY:

Residential Density: 7.3

Non-Residential Density: 0.5

Total Density: 7.8

COMMENTS:

Status: Under construction.

Data valid: June 30, 1991

Planner: Michael Mizzi

Phone: 392-7355/0013

APPLICATION

Development Review:	Y	Application Number:	385171
Rezoning:	N	Application Date:	December 20, 1985
O. P. A.:	N	Date of Revision:	September 15, 1987

Confirmed Municipal Address: 444 Yonge St. (The confirmed address for 767 Bay St.)

Nearest Intersection: West side of Bay St. south of College St.

Project Description: A 30-storey office tower (College Park Commercial Phase 3 of four phases).

Applicant:	Agent:	Architect:
Toronto College St. Cr.	Blake Cassels Graydon	Webb Zerafa Menkes Housden &
1900 - 777 Bay St.	26th floor, Commerce Court	Joseph Bogdan
597-0126	863-2946	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA ; Sec. 11.43

Zoning District: CR L4.5 U480

Height Limit (m): 76.0

Site Specific Provision: 840-78

Historical Status: DESIGNATED

Site Plan Control: YES

PROJECT INFORMATION

Site Area:	31054.6 m ²	Height	Storeys:	30 + 4 basements
Frontage:	153.0 m			
Depth:	Irregular		Metres:	112.5
Ground Floor:	2156.1 m ²			
Non-Residential GFA:	54196.5 m ²		Indoor	Outdoor
Total GFA:	54196.5 m ²	Parking Spaces:	166	
		Loading Docks:		

DWELLING UNITS

Tenure:

Rooms:

Beds:

Bachelor:

1 Bedroom:

2 Bedroom:

3 Bedroom:

4 Bedroom:

Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Office	46101.0 m ²	
Services	7393.7 m ²	1145.4 m ²
Retail	1062.9 m ²	732.1 m ²
Pedestrian Walkway	1062.9 m ²	1743.9 m ²
Parking and Loading		7602.8 m ²

APPROVED DENSITY: Site Specific By-law 840-78, as amended.**COMMENTS:**

Status: Building permit application February 1989.

Data valid: June 30, 1991

Planner: Anne Milchberg

Phone: 392-7862/7216



APPLICATION

Development Review:	Y	Application Number:	389009
Rezoning:	N	Application Date:	January 11, 1989
O. P. A.:	N	Date of Revision:	

Confirmed Municipal Address: 105 Adelaide Street West.

Nearest Intersection: South side of Adelaide St. W., between York and Bay.

Project Description: Alterations and additions to an existing commercial building.

Applicant:	Agent:	Architect:
M & C Developments Inc.	Goodman and Goodman	Bregman & Hamann
2202 Eglinton Ave. E.	3000 - 20 Queen St. W.	481 University Ave.
759-6777	979-2211	596-2299

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
 Zoning District: CR L8 U400
 Height Limit (m): NO
 Site Specific Provision: 47-80
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area:	2285.6 m ²	Height	Storeys:	12
Frontage:	39.8 m			
Depth:	57.4 m		Metres:	48.2
Ground Floor:	991.4 m ²			
Non-Residential GFA:	22847.2 m ²		Indoor	Outdoor
Total GFA:	22847.2 m ²		Parking Spaces:	78
			Loading Docks:	

DWELLING UNITS

Tenure:

Rooms:

Beds:

Bachelor:

1 Bedroom:

2 Bedroom:

3 Bedroom:

4 Bedroom:

Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Office	18065.0 m ²	
Parking and Loading	2495.7 m ²	2495.7 m ²
Retail	1017.0 m ²	1269.5 m ²
Utilities		1297.8 m ²

APPROVED DENSITY: Part of First Canadian Place.

Status: Under construction.

Data valid: June 30, 1991

Planner: Anne Milchberg

Phone: 392-7862/7216

APPLICATION

Development Review: N
 Rezoning: Y
 O. P. A.: N

Application Number: 2251/2252
 Application Date: May 15, 1990
 Date of Revision:

Confirmed Municipal Address: 40 Bay Street (Precinct 2 - Railway Lands)

Nearest Intersection: West side of Bay St., north of Lake Shore Blvd. W.

Project Description: To remove the holding designation and zoning by-law amendments to permit a mixed use project of commercial and residential towers and the preservation of the historic Canada Post Building.

Applicant:
 40 Bay St. Holding Ltd.(c/o Trizec Ltd)
 320 - 595 Bay Street
 593-6460

Agent:
 Goodman & Goodman
 3000 - 20 Queen Street West
 979-2211

Architect:
 I.B.I. Group
 240 Richmond St. W.
 596-1930

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
 Zoning District: H (CR L8 U750)
 Height Limit (m): 137.0
 Site Specific Provision: 612-85 (Railway Lands Zoning By-law)
 Historical Status: DESIGNATED
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 17264.0 m²

Height Storeys: not available

Metres:

Residential GFA: 106087.1 m²

Non-Residential GFA: 129479.0 m²

Total GFA: 235566.1 m²

Indoor Outdoor

Parking Spaces: 700

Loading Docks:

DWELLING UNITS

Tenure: Condo
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units: 1060

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	106087.1 m ²	
Office	120847.0 m ²	
Retail	8632.0 m ²	

PROPOSED DENSITY:

Residential Density: 6.1

Non-Residential Density: 7.5

Total Density: 13.6

COMMENTS:

Status: Application received. Subject to interim control By-law 455-90 and Railway Lands Review.

Data valid: June 30, 1991

Planner: Allen Appleby

Phone: 392-7449/

APPLICATION

Development Review: Y
 Rezoning: Y
 O. P. A.: Y

Application Number: 1986, 388178
 Application Date: September 19, 1988
 Date of Revision:

Confirmed Municipal Address: 159, 181, 189, 197, 199 Bay St., 30, 32, 36, 38, 40, 42, 44 Yonge St., 1, 3, 5, 9, 11, 15, 21, 25, 27
 Wellington St. W., 10, 20, 26, 32 Front St. W.

Nearest Intersection: The whole block bounded by Bay, Yonge, Wellington and Front St. W.

Project Description: Phase II of B.C.E. Place.

Applicant:
 BCE Development Corp.
 3850 T-D Bank Tower
 369-2300

Agent:
 Goodman & Goodman
 20 Queen St. W.
 979-2211

Architect:
 Bregman & Hamann
 481 University Ave.
 596-2299

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
 Zoning District: CR L8 U400
 Height Limit (m): 137.2
 Site Specific Provision: 44-88
 Historical Status: YES
 Site Plan Control: YES

PROJECT INFORMATION (Phase 1 & 2)

Site Area:	21815.0 m ²	Height	Storeys:	43 + 5 basements (Ph.2)
Frontage:	178.5 m			
Depth:	Irregular		Metres:	215.0

Ground Floor: 13418.0 m²
 Non-Residential GFA: 270034.2 m²
 Total GFA: 270034.2 m²

	Indoor	Outdoor
Parking Spaces:	1684	
Loading Docks:	8	

DWELLING UNITS

Tenure:
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units:

FLOOR AREA BREAKDOWN (Phase 2 only)

Land Use:	Above Grade:	Below Grade:
Office	112238.8 m ²	
Utilities	16075.3 m ²	2538.6 m ²
Retail	4161.0 m ²	5611.5 m ²
Pedestrian Walkway	4122.0 m ²	1505.0 m ²
Parking and Loading		32338.5 m ²

APPROVED DENSITY: (Phase 1 & 2)

Residential Density: 0.0

Non-Residential Density: 12.0

Total Density: 12.0

COMMENTS:

Status: Under construction.

Data valid: June 30, 1991

Planner: Anne Milchberg

Phone: 392-7862/7216

Map Reference: 1C

APPLICATION

Development Review: Y
Rezoning: N
O. P. A.: N

Application Number: 390054
Application Date: April 18, 1990
Date of Revision:

Confirmed Municipal Address: 159, 181, 189, 197, 199 Bay St., 10, 20, 26, 32 Front St. W., 5, 9, 11, 15, 21, 25, 27 Wellington St. W., 30, 32, 36, 38, 40, 42, 44 Yonge St.

Nearest Intersection: East side of Bay St., north of Front St. W.

Project Description: Add 3 typical office floors to Phase 2 tower (BCE Place).

Applicant:
BCE Development Corporation
3850 Bank Tower
369-2300

Agent:
Goodman & Goodman
20 Queen St. W.
979-2211

Architect:
Bregman & Hamann
481 University Ave.
596-2299

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CR L8 U400
Height Limit (m): 137.2
Site Specific Provision: 44-88
Historical Status: YES
Site Plan Control: YES

PROJECT INFORMATION

Site Area: 21815.0 m²
Frontage: 178.5 m
Depth: Irregular

Height Storeys: 56 + 5 basements
Metres: 208.1

Ground Floor: 13418.0 m²
Non-Residential GFA: 277840.6 m²
Total GFA: 277840.6 m²

Indoor
Outdoor
Parking Spaces: 1684
Loading Docks:

DWELLING UNITS

Tenure:
Rooms:
Beds:
Bachelor:
1 Bedroom:
2 Bedroom:
3 Bedroom:
4 Bedroom:
Total Units:

FLOOR AREA BREAKDOWN (Addition Only)

Land Use: Above Grade: Below Grade:
Office 7806.4 m²

APPROVED DENSITY:

Residential Density: 0.0

Non-Residential Density: 12.0

Total Density: 12.0

COMMENTS: Non-Residential GFA includes elevator areas which are not included in the density calculations.

Status: Building permit application.

Data valid: June 30, 1991

Planner: Blair Martin

Phone: 392-7187/0425

APPLICATION

Development Review: Y
 Rezoning: Y
 O. P. A.: Y

Application Number: 2148
 Application Date: February 2, 1989
 Date of Revision: May 2, 1990

Confirmed Municipal Address: 220 Bay Street.

Nearest Intersection: West side of Bay Street, north of Wellington St. W.

Project Description: A commercial office building.

Applicant:
 Regentor IC Property Inc.
 1100 - 350 Bay St.
 364-7800

Agent:
 Stikeman, Elliot
 Commerce Court W., 13 floor
 869-5665

Architect:
 Page & Steele
 110 Eglinton Ave. E.
 485-9666

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
 Zoning District: CR L8 U400
 Height Limit (m): NO
 Site Specific Provision: NO
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 784.9 m²
 Frontage: 18.9 m
 Depth: 34.4 m

Height Storeys: 15 + 3 basements
 Metres: 65.9

Ground Floor: 650.3 m²
 Non-Residential GFA: 9418.7 m²
 Total GFA: 9418.7 m²

Indoor Outdoor
 Parking Spaces: 72
 Loading Docks:

DWELLING UNITS

Tenure:
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Office	8736.7 m ²	
Utilities	577.5 m ²	
Retail	524.1 m ²	157.9 m ²
Parking and Loading		1569.8 m ²
Warehouse		627.0 m ²

APPROVED DENSITY:

Residential Density: 0.0

Non-Residential Density: 12.0

Total Density: 12.0

COMMENTS: Site includes remaining portion of Mincing Lane.

Status: Council approval of Final Report March 4, 1991; By-law amendments and agreements are pending

Data valid: June 30, 1991

Planner: Anne Milchberg

Phone: 392-7862/7216

APPLICATION

Development Review:	Y	Application Number:	2005
Rezoning:	Y	Application Date:	June 6, 1987
O. P. A.:	Y	Date of Revision:	

Confirmed Municipal Address: 222, 226, 230, 232 Bay St. and part of Mincing Lane closed.

Nearest Intersection: West side of Bay St., north of Wellington St. W.

Project Description: Office building to incorporate a design exchange in the old Toronto Stock Exchange.

Applicant:	Agent:	Architect:
Toronto-Dominion Centre	Goodman & Goodman	Bregman Hamann & Scott Associates
5500 T-D Tower	3000 - 20 Queen St. W.	481 University Ave.
982-8222	979-2211	596-2299

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
 Zoning District: CR L8 U400
 Height Limit (m): NO
 Site Specific Provision: 207-88 ; 946-88
 Historical Status: SEE COMMENTS
 Site Plan Control: YES

PROJECT INFORMATION

Site Area:	2053.8 m ²	Height	Storeys:	31 + 3 basements
Frontage:	50.5 m			
Depth:	Irregular		Metres:	133.5
Ground Floor:	1693.4 m ²			
Non-Residential GFA:	51252.2 m ²		Indoor	Outdoor
Total GFA:	51252.2 m ²		Parking Spaces:	48
			Loading Docks:	

DWELLING UNITS

Tenure:
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Office	46332.2 m ²	
Institutional	3834.9 m ²	
Parking and Loading		558.3 m ²
Retail		526.8 m ²

APPROVED DENSITY:

Residential Density: 0.0	Non-Residential Density: 11.9	Total Density: 11.9
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COMMENTS: 232 Bay Street, the old Toronto Stock Exchange, is designated historical building. Density calculations include 55,77 King St. W. and 100 Wellington St. W.

Status: Under construction.

Data valid: June 30, 1991

Planner: Anne Milchberg

Phone: 392-7862/7216

APPLICATION

Development Review:	Y	Application Number:	2160
Rezoning:	Y	Application Date:	March 22, 1989
O. P. A.:	Y	Date of Revision:	July 20, 1989

Confirmed Municipal Address: Part of 1 Church St., part of 1A Church St. and part of Wilton St. (C-2 site St. Lawrence)

Nearest Intersection: East side of Church St., south of The Esplanade, east and west of Market Street.

Project Description: A social housing project on City-owned land containing 526 residential units with some grade-related retail, office, daycare, social service space above a 189 parking space underground garage.

Applicant:	Agent:	Architect:
City of Toronto Housing Department	City of Toronto Housing Department	M. Spaziani
112 Elizabeth St.	112 Elizabeth St.	14 Verral Ave.
392-6613	392-6613	778-4060

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA 'D' ; MDRA ; St. Lawrence Neighbourhood Part II

Zoning District: C3 V4
 Height Limit (m): 16.8
 Site Specific Provision: NO
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area:	Part A - 12163.0 m ²	Height	Storeys:	3 - 13 + basement
	Part B - 1120.9 m ²		Metres:	14.6 - 39.4
Residential GFA:	52500.0 m ²		Indoor	Outdoor
Non-Residential GFA:	2350.0 m ²	Parking Spaces:	189	
Total GFA:	54850.0 m ²	Loading Docks:	1 Type G	

DWELLING UNITS

Tenure:	Rental; Assisted
Rooms:	
Beds:	
Bachelor:	
1 Bedroom:	309
2 Bedroom:	157
3 Bedroom:	55
4 Bedroom:	5
Total Units:	526

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	52500.0 m ²	
Retail	1900.0 m ²	
Residential Recreation	985.0 m ²	
Daycare	450.0 m ²	
Parking		6242.9 m ²

APPROVED DENSITY:*

Residential Density: 4.32	Non-Residential Density: 0.19	Total Density: 4.51
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COMMENTS: * Calculated based on site area of 'Part A' only

Status: Council approval - February 4, 1991.

Data valid: June 30, 1991

Planner: Helen Bulat

Phone: 392-7335/7573

APPLICATION

Development Review: Y
 Rezoning: N
 O. P. A.: N

Application Number: 390149
 Application Date: November 29, 1990
 Date of Revision:

Confirmed Municipal Address: 89, 97, 99 Church Street

Nearest Intersection: North-east corner of Church St. and Lombard St.

Project Description: To build mixed use commercial office, residential and retail at grade

Applicant:
 Lopresit Holding Ltd.
 97 Church St.

Agent:
 Diamond, Fairbairn
 2000 - 393 University Ave.
 971-7000

Architect:
 Carson Woods Ltd.
 12 Cumberland St.
 923-2775

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDMCRA
 Zoning District: CR L2 U150
 Height Limit (m): 18.3
 Site Specific Provision: NO
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 1101.7 m²
 Frontage: 121.3 m
 Depth: Irregular

Height Storeys: 6 + 3 basements
 Metres:

Ground Floor: 21.0 m²
 Residential GFA: 2960.0 m²
 Non-Residential GFA: 2199.7 m²
 Total GFA: 5159.7 m²

Indoor Outdoor
 Parking Spaces: 66
 Loading Docks:

DWELLING UNITS

Tenure: Condo
Rooms:
Beds:
Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom: 9
 4 Bedroom:
 Total Units: 9

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	2960.0 m ²	
Office	1203.2 m ²	
Retail	996.5 m ²	
Parking and Loading		330.5 m ²

PROPOSED DENSITY:

Residential Density: 2.69

Non-Residential Density: 2.00

Total Density: 4.69

COMMENTS:

Status: Application being revised.

Data valid: June 30, 1991

Planner: Blair Martin

Phone: 392-7187/0425

APPLICATION

Development Review: Y
 Rezoning: N
 O. P. A.: N

Application Number: 388097
 Application Date: June 6, 1988
 Date of Revision:

Confirmed Municipal Address: 230 Front Street West.

Nearest Intersection: North side of Front St. W., at Simcoe St.

Project Description: CBC broadcast centre on the western portion of the Broadcast Centre block.

Applicant:
 Canadian Broadcasting Corporation
 550, Terminal A
 975-3300

Agent:
 Goodman and Goodman
 20 Queen St. W.
 979-2211

Architect:
 Bregman and Hamann & Scott Associates
 481 University Ave.
 596-2299

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
 Zoning District: CR L4.5 U480
 Height Limit (m): 76.0
 Site Specific Provision: 637-88
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 37733.0 m²
 Frontage: 290.8 m
 Depth: Irregular

Height Storeys: 12 + 4 basements
 Metres: 70.7

Ground Floor: 11835.9 m²
 Non-Residential GFA: 112119.7 m²
 Total GFA: 112119.7 m²

Indoor
 Outdoor
 Parking Spaces: 580
 Loading Docks:

DWELLING UNITS

Tenure:
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Industrial	112119.7 m ²	
Warehouse		34061.6 m ²
Parking and Loading		18858.7 m ²

APPROVED DENSITY: Entire block, as rezoned, has overall density of 9.7

COMMENTS: Rezoning approved. See also page 1.96 for Phase 2 development.

Status: Under construction.

Data valid: June 30, 1991

Planner: Anne Milchberg

Phone: 392-7862/7216

APPLICATION

Development Review: Y
 Rezoning: N
 O. P. A.: N

Application Number: 390026
 Application Date: February 16, 1990
 Date of Revision:

Confirmed Municipal Address: 230 Front Street West (C.B.C. complex Phase II)

Nearest Intersection: North side of Front St. W., west of Simcoe St. (whole block)

Project Description: Mixed use project on the eastern portion of the C.B.C. block

Applicant:

C.B.C.; Cadillac Fairview Corp.; Bramalea
 3000 - 20 Queen St. W.
 598-8200

Agent:

Goodman & Goodman
 3000 - 20 Queen St. W.
 979-2211

Architect:

Kohn Pedersen Fox; NORR Partnership
 Ltd.
 Rafael & Bigauskas Arch.

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA ; Sec. 11.117

Zoning District: CR L4.5 U480

Height Limit (m): 76.0

Site Specific Provision: 637-88

Historical Status: NO

Site Plan Control: YES

PROJECT INFORMATION

Site Area: 37733.6 m²

Frontage: 290.8 m

Depth: Irregular

Height Storeys: 51 + mezz. + penthouse +
 5 basement
 Metres: 160.0

Residential GFA: 66869.4 m²

Non-Residential GFA: 185744.3 m²

Total GFA: 252613.7 m²

Indoor
 Parking Spaces: 1298
 Loading Docks:

DWELLING UNITS

Tenure: Condo

Rooms:

Beds:

Bachelor:

1 Bedroom: 119

2 Bedroom: 202

3 Bedroom: 18

4 Bedroom:

Total Units: 339

FLOOR AREA BREAKDOWN

Land Use: Above Grade: Below Grade:

Office: 145047.5 m²

Residential: 66869.4 m²

Retail: 24560.0 m²

Hotel: 13906.7 m²

Daycare: 743.2 m²

Parking and Loading: 42204.5 m²

Commercial Recreation: 2230.0 m²

APPROVED DENSITY: Entire block, as rezoned, has overall density of 9.7.

COMMENTS: See also page 1.95 for description of CBC Broadcast Centre.

Status: Council approval - September 10, 1990

Data valid: June 30, 1991

Planner: Anne Milchberg

Phone: 392-7862/7216

APPLICATION

Development Review: N
 Rezoning: Y
 O. P. A.: Y

Application Number: 1773
 Application Date: August 2, 1984
 Date of Revision:

Confirmed Municipal Address: 20 Harbour Street (renamed to 33 Bay Street)

Nearest Intersection: North of Harbour Street, between Yonge and Bay Streets.

Project Description: Commercial/retail/office complex (World Trade Centre).

Applicant:

York Hanover Development Ltd.
 910 - 2 First Canadian Place
 864-0164

Agent:

Blott, Fejer, Felkai
 2200 - 181 University Ave.
 365-6300

Architect:

Zeidler, Roberts
 315 Queen St. W.
 596-8300

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: World Trade Centre
 Zoning District: C1 V1
 Height Limit (m): 125.0
 Site Specific Provision: 42-87
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 16146.0 m²
 Frontage: 173.4 m
 Depth: Irregular

Height Storeys: 26 + 3 basements + mech.
 Metres: 0

Ground Floor: 5827.0 m²
 Non-Residential GFA: 125869.0 m²
 Total GFA: 125869.0 m²

Indoor
 Outdoor
 Parking Spaces: 496
 Loading Docks:

DWELLING UNITS**Tenure:**

Rooms:
 Beds:
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Office	100078.0 m ²	
Parking and Loading	13014.0 m ²	9392.5 m ²
Retail	12777.0 m ²	

APPROVED DENSITY: Site Specific By-law 42-87.

COMMENTS: See also 60 Harbour St. and 30 Bay St., Development Review application #387160, page 1.98.

Status: Official Plan and Rezoning approved - Development Agreement pending.

Data valid: June 30, 1991

Planner: Allen Appleby

Phone: 392-7611/7449

APPLICATION

Development Review: Y
 Rezoning: N
 O. P. A.: N

Application Number: 387160
 Application Date: June 24, 1987
 Date of Revision:

Confirmed Municipal Address: 60 Harbour Street and 30 Bay Street.

Nearest Intersection: North-west corner of Harbour and Bay Streets

Project Description: Commercial/ retail/ office complex (World Trade Centre)

Applicant:
 Camrost Development Corp.
 904 - 4950 Yonge Street
 229-5886

Agent:
 Blott, Fejer, Felkai
 2200 - 181 University Ave.
 365-6300

Architect:
 Zeilder, Roberts
 315 Queen Street West
 596-8300

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: World Trade Centre
 Zoning District: C1 V1
 Height Limit (m): 125.0
 Site Specific Provision: 42-87
 Historical Status: YES
 Site Plan Control: YES

PROJECT INFORMATION

Site Area:	7373.0 m ²	Height	Storeys:	28 + 2 basements + mech.
Frontage:	94.2 m			
Depth:	Irregular		Metres:	123.6
Ground Floor:	2996.4 m ²			
Non-Residential GFA:	69481.7 m ²		Indoor	Outdoor
Total GFA:	69481.7 m ²	Parking Spaces:	215	
		Loading Docks:	4	

DWELLING UNITS

Tenure:
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Office	53253.0 m ²	445.0 m ²
Services	3439.7 m ²	144.0 m ²
Public Gallery	536.0 m ²	
Retail	487.5 m ²	
Daycare	455.0 m ²	
Parking and Loading	250.5 m ²	10498.1 m ²

APPROVED DENSITY: Site Specific By-law 42-87

COMMENTS: 60 Harbour Street is listed as historical building.

Status: Building permit issued - December 14, 1990.

Data valid: June 30, 1991

Planner: Allen Appleby

Phone: 392-7611/7449

APPLICATION

Development Review: Y
 Rezoning: N
 O. P. A.: N

Application Number: 390096
 Application Date: July 4, 1990
 Date of Revision:

Confirmed Municipal Address: 84 Jarvis St.

Nearest Intersection: West side of Jarvis St., north of Lombard St.

Project Description: A 12 storey mixed use commercial/residential building

Applicant:
 Dermot J. Sweeny Arch. Inc.
 308 - 219 Dufferin St.
 588-8663

Agent:
 Dermot J. Sweeny Arch. Inc.
 308 - 219 Dufferin St.
 588-8663

Architect:
 Dermot J. Sweeny Arch. Inc.
 308 - 219 Dufferin St.
 588-8663

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
 Zoning District: CR L2 U350
 Height Limit (m): 45.7
 Site Specific Provision: 592-86
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 407.9 m²
 Frontage: 16.5 m
 Depth: 24.6 m

Height Storeys: 12 + penthouse +
 basement
 Metres: 45.0

Ground Floor: 292.0 m²
 Residential GFA: 2181.0 m²
 Non-Residential GFA: 1187.0 m²
 Total GFA: 3368.0 m²

Indoor Outdoor
 Parking Spaces: 21 (stacked)
 Loading Docks:

DWELLING UNITS

Tenure: Condo
Rooms:
Beds:
Bachelor:
 1 Bedroom: 1
 2 Bedroom: 8
 3 Bedroom: 8
 4 Bedroom: 9
 Total Units: 9

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	2181.0 m ²	
Office	595.0 m ²	
Retail	105.0 m ²	
Utilities	62.0 m ²	
Parking and Loading	487.0 m ²	

APPROVED DENSITY:

Residential Density: 5.35

Non-Residential Density: 2.91

Total Density: 8.26

COMMENTS:

Status: Council approval - January 24, 1991. Landscaping approval outstanding.

Data valid: June 30, 1991

Planner: Lori Martin

Phone: 392-7187/7190

APPLICATION

Development Review:	Y	Application Number:	2056
Rezoning:	Y	Application Date:	January 18, 1988
O. P. A.:	Y	Date of Revision:	

Confirmed Municipal Address: 37 King Street East.

Nearest Intersection: South side of King St. E., at Victoria Street

Project Description: King Edward Hotel - alteration and new residential construction.

Applicant:	Agent:	Architect:
Brisbin, Brook, Beynon Arch.	Blake, Cassels & Graydon	Brisbin, Brook, Beynon Arch.
20 Duncan Street.	Box 25, Commerce Court West	20 Duncan Street
591-8999	863-2452	591-8999

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
 Zoning District: CR L4.5 U480
 Height Limit (m): 76.2
 Site Specific Provision: NO
 Historical Status: DESIGNATED
 Site Plan Control: YES

PROJECT INFORMATION

Site Area:	4547.0 m ²	Height	Storeys:	20 + basement
Frontage:	75.2 m			
Depth:	60.3 m		Metres:	0.0
Ground Floor:	4280.8 m ²			
Residential GFA:	4420.3 m ²		Indoor	Outdoor
Non-Residential GFA:	39663.2 m ²	Parking Spaces:	24	
Total GFA:	43944.0 m ²	Loading Docks:		

DWELLING UNITS

Tenure:	Rental; Private
Rooms:	
Beds:	
Bachelor:	
1 Bedroom:	28
2 Bedroom:	2
3 Bedroom:	
4 Bedroom:	
Total Units:	30

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Hotel	26082.3 m ²	2043.8 m ²
Office	10126.1 m ²	
Residential	4420.3 m ²	
Services	2511.9 m ²	2675.5 m ²
Retail	1411.0 m ²	
Parking and Loading		18.6 m ²

PROPOSED DENSITY:

Residential Density: 0.97	Non-Residential Density: 8.72	Total Density: 9.70
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COMMENTS:

Status: Preliminary Report, applicant not proceeding.

Data valid: June 30, 1991

Planner: Raymond David

Phone: 392-7862/7860

APPLICATION

Development Review:	Y	Application Number:	2134
Rezoning:	Y	Application Date:	November 10, 1988
O. P. A.:	Y	Date of Revision:	February 20, 1989

Confirmed Municipal Address: 103, 107, 109 King Street East.

Nearest Intersection: South side of King St. E., at Church St.

Project Description: A mixed commercial/residential building; partial retention of historic structure along King St. face (west lot).

Applicant:	Agent:	Architect:
Equifund York Development Ltd.	Borden & Elliot	Kuwabara, Payne, McKenna, Blumberg
125 King St. E.	40 King St. W., Scotia Plaza	322 King St. W.
361-5000	367-0226	977-5104

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
 Zoning District: CR L2 U350
 Height Limit (m): 22.9
 Site Specific Provision: 70-90
 Historical Status: 107, 109 King St. E., designated
 Site Plan Control: YES

PROJECT INFORMATION

Site Area:	701.0 m ²	Height	Storeys:	7 + 2 basements
Frontage:	23.7 m			
Depth:	29.2 m		Metres:	22.9
Ground Floor:	404.0 m ²			
Residential GFA:	3192.0 m ²		Indoor	Outdoor
Non-Residential GFA:	404.0 m ²	Parking Spaces:	30	
Total GFA:	3596.0 m ²	Loading Docks:		

DWELLING UNITS

Tenure:	Rental; Private
Rooms:	
Beds:	
Bachelor:	
1 Bedroom:	18
2 Bedroom:	11
3 Bedroom:	1
4 Bedroom:	
Total Units:	30

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	3192.0 m ²	
Retail	404.0 m ²	
Parking and Loading		1396.6 m ²

APPROVED DENSITY:

Residential Density: 3.57	Non-Residential Density: 0.53	Total Density: 4.60
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COMMENTS: Total density calculation excludes the historic building. 139,143,147,151 King St. E. (east lot) are also part of this application. See page 1.102 for project information.

Status: Council approval on January 8, 1990.

Data valid: June 30, 1991

Planner: Anne Milchberg

Phone: 392-7862/7216

APPLICATION

Development Review:	Y	Application Number:	2134 A
Rezoning:	Y	Application Date:	November 10, 1988
O. P. A.:	Y	Date of Revision:	February 20, 1989

Confirmed Municipal Address: 139, 143, 147, 151 King Street East.

Nearest Intersection: South side of King St. E., at Market Lane.

Project Description: A commercial building (east lot) incorporating historic buildings.

Applicant:	Agent:	Architect:
Equifund York Development Ltd.	Borden & Elliot	Kuwabara, Payne, McKenna Blumberg
125 King St. E.	40 King St. W., Scotia Plaza	322 King St. W.
361-5000	367-6226	977-5104

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDMCRA
Zoning District:	CR L2 U350
Height Limit (m):	22.9
Site Specific Provision:	70-90
Historical Status:	143, 147 King St. E., designated; 151 King St. E., listed
Site Plan Control:	YES

PROJECT INFORMATION

Site Area:	1488.0 m ²	Height	Storeys:	5 + 2 basements
Frontage:	105.9 m			
Depth:	Irregular		Metres:	21.9
Ground Floor:	690.0 m ²			
Non-Residential GFA:	5960.0 m ²		Indoor	Outdoor
Total GFA:	5960.0 m ²	Parking Spaces:	68	
		Loading Docks:		

DWELLING UNITS

Tenure:

Rooms:

Beds:

Bachelor:

1 Bedroom:

2 Bedroom:

3 Bedroom:

4 Bedroom:

Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Office	5270.0 m ²	
Retail	690.0 m ²	
Parking and Loading		2976.0 m ²

APPROVED DENSITY:

Residential Density: 0.00	Non-Residential Density: 4.01	Total Density: 4.01
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COMMENTS: 103,107,109 King St. E. (west lot) are also part of this application. See page 1.101 for project information.

Status: Under construction.

Data valid: June 30, 1991

Planner: Anne Milchberg

Phone: 392-7862/7216

APPLICATION

Development Review: Y
 Rezoning: Y
 O. P. A.: N

Application Number: 2151
 Application Date: February 24, 1989
 Date of Revision: February 16, 1990

Confirmed Municipal Address: 5 King Street West.

Nearest Intersection: South-west corner of Yonge Street and King Street West.

Project Description: A 40-storey residential building with three levels of parking above and three levels below grade.

Applicant:
 Black Fan Developments Inc.
 10 - 401 Champagne Drive
 630-5002

Agent:
 Lyons, Goodman, Iacono, Smith & Berkow Klein Architects
 2000 - 130 Adelaide Street West
 896-0123

Architect:
 344 Dupont Street
 926-8285

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
 Zoning District: CR L8 U400
 Height Limit (m): NONE
 Site Specific Provision: 303-90
 Historical Status: LISTED
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 460.0 m²
 Frontage: 9.1 m
 Depth: 51.7 m

Height Storeys: 40 + 3 basements

Metres: 129.3

Ground Floor: 330.0 m²
 Residential GFA: 17388.5 m²
 Total GFA: 17388.5 m²

Indoor Outdoor
 Parking Spaces: 47
 Loading Docks:

DWELLING UNITS

Tenure: Condo
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom:
 2 Bedroom: 40
 3 Bedroom: 15
 4 Bedroom:
 Total Units: 55

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	17388.5 m ²	
Parking and Loading	975.5 m ²	812.9 m ²
Residential Recreation	336.0 m ²	

APPROVED DENSITY:

Residential Density: 1200 uph

Non-Residential Density: 0.00

Total Density: 1200 uph

COMMENTS:

Status: Council approval - May 8, 1990.

Data valid: June 30, 1991

Planner: Anne Milchberg

Phone: 392-7862/7216

APPLICATION

Development Review: Y
 Rezoning: Y
 O. P. A.: N

Application Number: 2103
 Application Date: August 16, 1988
 Date of Revision: January 23, 1989

Confirmed Municipal Address: 255, 275 King Street West.

Nearest Intersection: South side of King St. W., east of John St.

Project Description: Metro Hall, 2 buildings for Marathon Realty Co. and a large open space.

Applicant:
 Marathon Realty Co.
 40 University Ave.
 977-1400

Agent:
 Blake, Cassels
 Commerce Court West
 863-2947

Architect:
 Brisbin-Brook Beynon Arch.
 20 Duncan St.
 591-8999

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA ; O.P.A. 11.12
 Zoning District: C3 V3
 Height Limit (m): 76.0
 Site Specific Provision: 674-76 ; 616-89
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 28569.9 m²
 Frontage: 418.4 m
 Depth: Irregular

Height Storeys: 27 + 4 basements
 Metres: 128.0

Non-Residential GFA: 124121.0 m²
 Total GFA: 124121.0 m²

Indoor
 Outdoor
 Parking Spaces: 1413
 Loading Docks:

DWELLING UNITS

Tenure:
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Office	121936.0 m ²	
Community Services	770.0 m ²	
Parking and Loading		49329.9 m ²
Retail		2185.0 m ²

APPROVED DENSITY:

Residential Density: 0.0

Non-Residential Density: 4.5

Total Density: 4.5

COMMENTS:

Status: Under Construction.

Data valid: June 30, 1991

Planner: Tom Keefe

Phone: 392-7355/0074

APPLICATION

Development Review: Y
 Rezoning: N
 O. P. A.: N

Application Number: 389125
 Application Date: June 27, 1989
 Date of Revision: May 24, 1990

Confirmed Municipal Address: 36 and 50 Lombard Street.

Nearest Intersection: North side of Lombard St., east of Victoria Street.

Project Description: To build a mixed use development containing 26 storeys of residential uses and a 7 storey building containing office, retail and a community services office.

Applicant:
 Lombard Tower Developments Ltd.
 555 - 33 City Centre Drive, Mississauga
 566-1858

Agent:
 Wallman Clewes Bergman Arch.
 421 Eglinton Avenue East
 483-8045

Architect:
 Wallman Clewes Bergman Arch.
 421 Eglinton Avenue East
 483-8045

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
 Zoning District: CR L4.5 U480
 Height Limit (m): 76.2
 Site Specific Provision: NO
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 1375.0 m²
 Frontage: 57.4 m
 Depth: Irregular

Height Storeys: 26 + 7 + mech. + 4
 basements
 Metres: 69.2

Non-Residential GFA: 1760.3 m²
 Residential GFA: 10342.4 m²
 Community Ser. GFA: 1099.9 m²
 Total GFA: 13202.6 m²

Indoor Outdoor
 Parking Spaces: 109
 Loading Docks: 3

DWELLING UNITS

Tenure: Condo
 Rooms:
 Beds:
 Bachelor: 12
 1 Bedroom: 47
 2 Bedroom: 45
 3 Bedroom:
 4 Bedroom:
 Total Units: 104

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	10342.4 m ²	
Office	1489.0 m ²	
Community Service	1099.9 m ²	
Office	789.0 m ²	
Residential Recreation	271.3 m ²	
Retail		3272.6 m ²
Parking & Loading		1090.9 m ²
Utilities		

APPROVED DENSITY:

Residential Density: 7.50

Non-Residential Density: 2.08*

Total Density: 9.58

COMMENTS: * includes community services density of 0.8

Status: Building permit issued.

Data valid: June 30, 1991

Planner: Leontine van Bruggen

Phone: 392-7187/0423

APPLICATION

Development Review: Y
 Rezoning: Y
 O. P. A.: Y

Application Number: 2217
 Application Date: December 28, 1989
 Date of Revision:

Confirmed Municipal Address: 70 Lombard Street.

Nearest Intersection: North side of Lombard St. between Church and Jarvis Streets.

Project Description: Social housing development.

Applicant:
 Church-Lombard Housing Co-op
 25 Cecil St.
 977-8152

Agent:
 John Cowle Arch.
 109 Queen St. E.
 363-9343

Architect:
 John Cowle Arch.
 109 Queen St. E.
 363-9343

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
 Zoning District: CR L1 U350 ; CR L2 U350
 Height Limit (m): 45.7
 Site Specific Provision: NO
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 2181.0 m²
 Frontage: 32.1 m
 Depth: Irregular
 Ground Floor: 1145.0 m²
 Residential GFA: 11894.0 m²
 Non-Residential GFA: 100.0 m²
 Total GFA: 11994.0 m²

Height Storeys: 8 + 10
 Metres: 27.0 ; 34.0

Indoor Outdoor
 Parking Spaces: 57
 Loading Docks: 1

DWELLING UNITS

Tenure: Rental; Assisted
 Rooms: 20
 Beds:
 Bachelor:
 1 Bedroom: 28
 2 Bedroom: 66
 3 Bedroom: 14
 4 Bedroom:
 Total Units: 128

FLOOR AREA BREAKDOWN

Land Use: Above Grade: Below Grade:
 Residential 10842.0 m²
 Recreation 1052.0 m²
 Utilities 203.0 m²
 Retail 100.0 m²
 Parking and Loading 2275.0 m²

APPROVED DENSITY:

Residential Density: 5.45 Non-Residential Density: 0.04 Total Density: 5.49

COMMENTS:

Status: Council approval on October 22, 1990

Data valid: June 30, 1991

Planner: Raymond David

Phone: 392-7862/7860

APPLICATION

Development Review: Y Application Number: 2043
 Reasoning: Y Application Date: December 23, 1987
 O. P. A.: Y Date of Revision: May 19, 1989

Confirmed Municipal Address: 77 Lombard Street and 90 Adelaide St. E.

Nearest Intersection: South side of Lombard St. between Church and Jarvis Streets.

Project Description: A 7-storey condominium and commercial complex.

Applicant:	Agent:	Architect:
Daulat Investments Inc.	Diamond, Fairbairn & Steinberg	Green Liang Weizel
90 Adelaide St. E.	393 University Ave.	272 Avenue Rd.
368-6350	971-7000	922-1915

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
 Zoning District: C1S L1 Z5
 Height Limit (m): 46.0
 Site Specific Provision: 710-77 ; 711-77
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area:	1753.6 m ²	Height	Storeys:	Proposed	Existing
Frontage:	2 frontages			7	8
Depth:	Irregular		Metres:	22.6	

DWELLING UNITS

A. Proposed	B. Existing
Tenure: Condo	Tenure: Rental
1 Bedroom: 42	1 Bedroom: 2
2 Bedroom: 2	2 Bedroom: 28
Total: 44	Total: 60

	Indoor	Outdoor
Parking Spaces:		
Loading Docks:		

FLOOR AREA BREAKDOWN

A. Existing		B. Proposed Building	
Building		Land Use:	Above Grade: Below Grade:
Residential:	4382.9 m ²	Residential	3466.4 m ²
Retail:	1061.7 m ²	Retail	104.0 m ²
		Parking and Loading	2444.7 m ²
C. Total:			
Residential	7849.3 m ²		
Retail	1061.7 m ²		

PROPOSED DENSITY:

Residential Density: 4.47 Non-Residential Density: 0.60 Total Density: 5.07

COMMENTS: Site specific provisions, 711-77 & 710-77, govern both this application and the existing building at 90 Adelaide St. E.

Status: Application being revised.

Data valid: June 30, 1991

Planner: John Davidson

Phone: 392-7862/7863

APPLICATION

Development Review: Y
 Rezoning: N
 O. P. A.: N

Application Number: 390098
 Application Date: July 9, 1990
 Date of Revision: October 3, 1990

Confirmed Municipal Address: 86 Lombard Street.

Nearest Intersection: North side of Lombard St. between Church and Jarvis Streets.

Project Description: An assisted housing development containing 42 units and to retain and incorporate a historical building.

Applicant:
 Keith Whitney Homes Society
 147 Queen St. E.
 369-1179

Agent:
 McCarthy, Tetrauli
 P.O. Box 48, T.D. Bank Tower
 362-1812

Architect:
 Garwood-Jones & Van Nostrand

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
 Zoning District: CR L1 U350
 Height Limit (m): 45.7
 Site Specific Provision: NO
 Historical Status: DESIGNATED
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 871.2 m²
 Frontage: 31.7 m
 Depth: 27.4 m

Height Storeys: 12 + basement
 Metres: 40.1

Ground Floor: 383.0 m²
 Residential GFA: 2897.8 m²
 Non-Residential GFA: 270.0 m²
 Total GFA: 3167.8 m²

Indoor Outdoor
 Parking Spaces: 8
 Loading Docks:

DWELLING UNITS

Tenure: Rental; Assisted
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom: 24
 2 Bedroom: 18
 3 Bedroom:
 4 Bedroom:
 Total Units: 42

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	2897.8 m ²	
Residential Recreation	317.0 m ²	
Office (existing)	270.0 m ²	
Parking and Loading at	185.8 m ²	

APPROVED DENSITY:

Residential Density: 3.3

Non-Residential Density: 0.3

Total Density: 3.6

COMMENTS:

Status: Council approval - July 9, 1991

Data valid: June 30, 1991

Planner: Blair Martin

Phone: 392-7187/0425

Map Reference: 1C

APPLICATION

Development Review: Y
Rezoning: N
O. P. A.: N

Application Number: 389046
Application Date: March 8, 1989
Date of Revision: June 7, 1989

Confirmed Municipal Address: 127 - 129 Queen Street East.

Nearest Intersection: South side of Queen St. E. between Jarvis and Church Streets.

Project Description: A 9-storey mixed use building.

Applicant:
Commonwealth Richmond Properties
244 Richmond St. W.
593-0144

Agent:
The Klein/McInnis Group
402 - 344 Dupont St.
926-8285

Architect:
The Klein/McInnis Group
402 - 344 Dupont St.
926-8285

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CR L2 U350
Height Limit (m): 45.7
Site Specific Provision: NO
Historical Status: NO
Site Plan Control: YES

PROJECT INFORMATION

Site Area: 991.8 m²
Frontage: 20.6 m
Depth: Irregular

Height Storeys: 9 + 2 basements

Metres: 26.6

Ground Floor: 580.0 m²
Residential GFA: 2622.7 m²
Non-Residential GFA: 1967.2 m²
Total GFA: 4589.9 m²

Indoor Outdoor
Parking Spaces: 33
Loading Docks:

DWELLING UNITS

Tenure: Rental; Private
Rooms:
Beds:
Bachelor:
1 Bedroom:
2 Bedroom: 20
3 Bedroom:
4 Bedroom:
Total Units: 20

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	2622.7 m ²	
Office	1490.7 m ²	
Retail	476.5 m ²	
Parking and Loading		1975.1 m ²

APPROVED DENSITY:

Residential Density: 2.64

Non-Residential Density: 1.98

Total Density: 4.62

COMMENTS:

Status: Under construction.

Data valid: June 30, 1991

Planner: Raymond David

Phone: 392-7862/7860

APPLICATION

Development Review:	N	Application Number:	2317
Rezoning:	Y	Application Date:	June 27, 1991
O. P. A.:	Y	Date of Revision:	

Confirmed Municipal Address: 7, 25 Queens Quay East

Nearest Intersection: South-east corner of Yonge St. and Queens Quay E.

Project Description: A mixed commercial and residential complex with below grade parking facilities.

Applicant:	Agent:	Architect:
Avro Quay Ltd.	Berridge, Lewinberg, Greenberg	Zeidler, Roberts Partnership Arch.
2300 Yonge St.	200 - 111 Queen St. E.	315 Queen St. W.
485-5000	363-9004	596-8300

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Central Bayfront
 Zoning District: C1 V1
 Height Limit (m): NO
 Site Specific Provision: Section 5A.29(c), Central Waterfront Plan (No.527-88)
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area:	41228.2 m ²	Height	Storeys:	17 + 3 basements
Frontage:	229.6 m			
Depth:	Irregular		Metres:	54.6
Residential GFA:	84400.0 m ²			
Non-Residential GFA:	130300.0 m ²		Indoor	Outdoor
Total GFA:	214700.0 m ²	Parking Spaces:	3856*	
		Loading Docks:		

DWELLING UNITS

Tenure: No data
 Rooms: provided
 Beds:
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Office	127800.0 m ²	
Residential	84400.0 m ²	
Retail	2500.0 m ²	
Parking & Loading		125408.6 m ²

PROPOSED DENSITY:

Residential Density: 2.0	Non-Residential Density: 3.2	Total Density: 5.2
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COMMENTS: * Parking estimate based on 3 levels of below grade parking garage across the entire site.

Status: Being reviewed as part of Part II Study, East Bayfront Study Area.

Data valid: June 30, 1991

Planner: Elyse Parker

Phone: 392-0069

APPLICATION

Development Review: Y
 Rezoning: N
 O. P. A.: N

Application Number: 390037
 Application Date: March 19, 1990
 Date of Revision:

Confirmed Municipal Address: 225 Queens Quay West (Formerly part of 207 Queen's Quay W.).

Nearest Intersection: South side Queens Quay W., west of York St.

Project Description: To build additions to Harbourfront Art Centre (Dunauries Theatre).

Applicant:
 Lett / Smith Arch.
 5 - 99 Crows Lane
 968-6990

Agent:
 Lett / Smith Arch.
 5 - 99 Crows Lane
 968-6990

Architect:
 Lett / Smith Arch.
 5 - 99 Crows Lane
 968-6990

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Harbourfront Part II Plan
 Zoning District: Harbourfront
 Height Limit (m): 35.0 ; 25.0
 Site Specific Provision: 569-80
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 2180.0 m²
 Frontage: 37.2 m
 Depth: Irregular

Height Storeys: 2 + basement

Metres:

Ground Floor: 810.7 m²
 Non-Residential GFA: 2687.7 m²
 Total GFA: 2687.7 m²

Indoor Outdoor

Parking Spaces:
 Loading Docks:

DWELLING UNITS

Tenure:
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units:

FLOOR AREA BREAKDOWN (Existing & Addition)

Land Use:	Above Grade:	Below Grade:
Institutional	2230.1 m ²	167.9 m ²
Utilities	328.0 m ²	
Office	129.5 m ²	

APPROVED DENSITY:

Residential Density: 0.00

Non-Residential Density: 1.23

Total Density: 1.23

COMMENTS:

Status: Under construction.

Data valid: June 30, 1991

Planner: Thomas Leatham

Phone: 392-7611/6904

APPLICATION

Development Review: Y
 Rezoning: Y
 O. P. A.: N

Application Number: 2095/2241/390046
 Application Date: April 2, 1990
 Date of Revision:

Confirmed Municipal Address: Railway Lands Precinct 3 (Block 4)

Nearest Intersection: North-east corner of York St. and The Esplanade

Project Description: To remove the holding designation and zoning by-law amendments to permit a 46 storey office tower with retail.

Applicant:
 Marathon Realty Co. Ltd.
 300 - 40 University Ave.
 977-1400

Agent:
 McCarthy Tetrault
 Box 48, T.D. Centre
 362-1812

Architect:
 Zeidler Roberts Partnership
 315 Queen St. W.
 596-8300

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
 Zoning District: H (CR L9 U750) ; H(CR L8 U750)
 Height Limit (m): 137.0
 Site Specific Provision: 612-85 (Railway Lands Zoning By-law)
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 9825.0 m²
 Frontage: 63.5 m
 Depth: Irregular

Height Storeys: 46 + penthouse + 5
 basements
 Metres: 197.6

Ground Floor: 4795.0 m²
 Non-Residential GFA: 122176.0 m²
 Total GFA: 122176.0 m²

Indoor Outdoor
 Parking Spaces: 655
 Loading Docks:

DWELLING UNITS

Tenure:
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Office	115946.0 m ²	
Retail	5558.0 m ²	672.0 m ²
Utilities	3595.0 m ²	
Pedestrian Walkway	2408.0 m ²	
Parking and Loading		32800.0 m ²

PROPOSED DENSITY:

Residential Density: 0.00

Non-Residential Density: 12.40

Total Density: 12.40

COMMENTS:

Status: Application received. Subject to interim control By-law 455-90 and Railway Lands Review.

Data valid: June 30, 1991

Planner: Allen Appleby

Phone: 392-7449/

APPLICATION

Development Review: Y
 Rezoning: Y
 O. P. A.: N

Application Number: 2095/2241/390062
 Application Date: May 4, 1990
 Date of Revision:

Confirmed Municipal Address: Railway Lands Precinct 3 (Block 7)

Nearest Intersection: North-west corner of York St. and The Esplanade

Project Description: To remove the holding designation and zoning by-law amendments to permit a mixed use project of commercial/residential towers

Applicant:
 Marathon Realty Co. Ltd.
 400 - 40 University Ave.
 977-1400

Agent:
 McCarthy Tetsault
 Box 48, T.D. Centre
 362-1812

Architect:
 Zeidler Roberts Partnership
 315 Queen St. W.
 596-8300

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
 Zoning District: H(CR L9 U750)
 Height Limit (m): 137.0
 Site Specific Provision: 612-85 (Railway Lands Zoning By-law)
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area:	13760.0 m ²	Height	Storeys:	42 + 5 basements
		Metres:		195.0
Ground Floor:	9770.0 m ²			
Residential GFA:	43806.0 m ²			
Non-Residential GFA:	137179.0 m ²			
Total GFA:	180985.0 m ²			
		Indoor	Outdoor	
		Parking Spaces:	118	
		Loading Docks:		

DWELLING UNITS

Tenure:	Condo
Rooms:	
Beds:	
Bachelor:	61
1 Bedroom:	86
2 Bedroom:	242
3 Bedroom:	18
4 Bedroom:	
Total Units:	407

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Office	123980.0 m ²	3060.0 m ²
Residential	43806.0 m ²	
Pedestrian Walkway	7078.0 m ²	
Retail	5305.0 m ²	4834.0 m ²
Parking and Loading		44840.0 m ²

PROPOSED DENSITY:

Residential Density: 3.18	Non-Residential Density: 9.97	Total Density: 13.15
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COMMENTS:

Status: Being reviewed. Subject to interim control By-law 455-90 and Railway Lands Review.

Data valid: June 30, 1991

Planner: Allen Appleby

Phone: 392-7449/

APPLICATION

Development Review:	Y	Application Number:	1980
Rezoning:	Y	Application Date:	January 29, 1987
O. P. A.:	N	Date of Revision:	July 20, 1987

Confirmed Municipal Address: 25 Richmond Street East (includes 20,26 Lombard St.)

Nearest Intersection: South-east corner of Richmond St. E. and Victoria St.

Project Description: Mainly residential mixed-use project.

Applicant:	Agent:	Architect:
Citicom Inc.	Walker Poole Milligan	Clarke Darling Downey
56 Temperance Street	301 - 2040 Yonge Street	3 Church St.
868-0773	480-2040	868-6039

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
 Zoning District: CR L4.5 U480
 Height Limit (m): 76.0
 Site Specific Provision: NO
 Historical Status: SEE COMMENTS
 Site Plan Control: YES

PROJECT INFORMATION

Site Area:	3011.4 m ²	Height	Storeys:	22
Frontage:	56.4 m			
Depth:	Irregular		Metres:	67.0

Total GFA:	29522.2 m ²	Indoor	Outdoor
		Parking Spaces:	172
		Loading Docks:	

DWELLING UNITS

Tenure:	Rental; Private
Rooms:	
Beds:	
Bachelor:	
1 Bedroom:	153
2 Bedroom:	102
3 Bedroom:	
4 Bedroom:	
Total Units:	255

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	21394.0 m ²	
Parking	3975.2 m ²	2650.0 m ²
Club	3821.0 m ²	
Retail	332.0 m ²	

APPROVED DENSITY:

Residential Density: 7.10	Non-Residential Density: 1.38	Total Density: 8.48
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COMMENTS: 26 Lombard St. is designated historical building. The designated building on site is to be retained while utilizing the heritage exemption. Draft By-laws pending Council approval subject to execution of heritage easement agreement.

Status: Final report approved by Council November 30, 1987. Applicant not proceeding.

Data valid: June 30, 1991

Planner: Raymond David

Phone: 392-7862/7860

APPLICATION

Development Review: Y
 Rezoning: Y
 O. P. A.: Y

Application Number: 2094
 Application Date: July 12, 1988
 Date of Revision: November 3, 1988

Confirmed Municipal Address: 85 Richmond St. W., 120 & 130 Adelaide St. W. and 22 Sheppard St.

Nearest Intersection: Bounded by Richmond St., Sheppard St., Adelaide St. W. and York St.

Project Description: A new office tower in the Richmond-Adelaide Centre to replace an above-grade parking garage.

Applicant:
 Oxford Development Group
 1700 - 120 Adelaide St. W.
 865-8300

Agent:
 Osler, Hoskin & Harcourt
 P.O. Box 50
 862-6439

Architect:
 Webb Zerafs Menkes Housden
 95 St. Clair Ave W.
 961-4111

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
 Zoning District: CR L8 U400
 Height Limit (m): 137.2
 Site Specific Provision: 512-78
 Historical Status: SEE COMMENTS
 Site Plan Control: YES

PROJECT INFORMATION

Site Area:	14743.2 m ²	Height Storeys:	37 + 5 basements
		Metres:	137.2
Proposed GFA:	38089.0 m ²		
Total (Existing GFA):	121048.0 m ²		
Total (Existing & Proposed GFA):	159137.0 m ²	Indoor	Outdoor
		Parking Spaces:	578
		Loading Docks:	

DWELLING UNITS

Tenure:
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units:

FLOOR AREA BREAKDOWN (New Construction Only)

Land Use:	Above Grade:	Below Grade:
Office	38089.0 m ²	

APPROVED DENSITY:

Residential Density: 0.0	Non-Residential Density: 10.8	Total Density: 10.8
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COMMENTS: 85 Richmond St. W. is designated historical building.

Status: Council approval of Final Report on September 10, 1990; By-law amendments and execution of agreements pending.

Data valid: June 30, 1991

Planner: Anne Milchberg

Phone: 392-7862/7216

APPLICATION

Development Review:	Y	Application Number:	2120
Rezoning:	Y	Application Date:	September 26, 1988
O. P. A.:	Y	Date of Revision:	July 9, 1990

Confirmed Municipal Address: 40 The Esplanade and 27 Front Street E.

Nearest Intersection: North side of The Esplanade, at Scott Street

Project Description: An office and retail building with some performing arts space (889.1 m²) for the St. Lawrence Centre.

Applicant:	Agent:	Architect:
Prudential Insurance Co. of America	Osler, Hoskin & Harcourt	Pellow Architect
200 Consilium Place	P.O. Box 50 First Canadian Place	11 Church Street
296-3099	362-2111	367-4131

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
 Zoning District: CR L1 U350
 Height Limit (m): 22.9
 Site Specific Provision: NO
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION*

Site Area:	** 3339.0 m ²	Height	Storeys:	12 + penthouse + 2
Frontage:	72.7 m			basements
Depth:	Irregular		Metres:	46.2; excluding penthouse
Ground Floor:	1789.2 m ²			
Non-Residential GFA:	20923.1 m ²		Indoor	Outdoor
Total GFA:	20923.1 m ²	Parking Spaces:	136	
		Loading Docks:		

DWELLING UNITS

Tenure:
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Office	19098.8 m ²	
Retail	935.2 m ²	
Theatre	889.1 m ²	
Parking		4422.0 m ²

PROPOSED DENSITY:*

Residential Density: 0.00	Non-Residential Density: 6.26	Total Density: 6.26
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COMMENTS: * Excludes existing St. Lawrence Centre building (27 Front St. E.) and new performing arts space (955 m²) on the St. Lawrence Centre site.

** Excludes proposed lane outlet and portion of Scott Lane proposed to be closed.

Status: Preliminary report adopted by LUC on June 20, 1991.

Data valid: June 30, 1991

Planner: Raymond David

Phone: 392-7862/7860

Map Reference: 1C

APPLICATION

Development Review: Y
Rezoning: N
O. P. A.: N

Application Number: 391046
Application Date: May 10, 1991
Date of Revision:

Confirmed Municipal Address: 110 The Esplanade.

Nearest Intersection: North side of The Esplanade, west of Market St.

Project Description: To build an apartment building for 188 social housing of seniors and assisted units.

Applicant:
V. K. Kuchar & Assoc. Arch.
936 The East Mall, Etobicoke
626-1200

Agent:
V. K. Kuchar & Assoc. Arch.
936 The East Mall, Etobicoke
626-1200

Architect:
V. K. Kuchar & Assoc. Arch.
936 The East Mall, Etobicoke
626-1200

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CR L1.0 U350 ; CR L2.0 U350
Height Limit (m): 22.9
Site Specific Provision: NO
Historical Status: NO
Site Plan Control: YES

PROJECT INFORMATION

Site Area: 3074.6 m²
Frontage: 42.4 m
Depth: Irregular

Height Storeys: 8 + basement
Metres: 22.4 m

Ground Floor: 1496.3 m²
Residential GFA: 12286.6 m²
Total GFA: 12286.1 m²

Indoor Outdoor
Parking Spaces: 48
Loading Docks:

DWELLING UNITS

Tenure: Rental; Assisted
Rooms:
Beds:
Bachelor: 22
1 Bedroom: 163
2 Bedroom: 3
3 Bedroom:
4 Bedroom:
Total Units: 188

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	12286.6 m ²	
Utilities	1405.5 m ²	
Residential Recreation	620.8 m ²	
Parking and Loading		1560.7 m ²

PROPOSED DENSITY:

Residential Density: 4.0

Non-Residential Density: 0.0

Total Density: 4.0

COMMENTS:

Status: Development review report dated June 25, 1991.

Data valid: June 30, 1991

Planner: Blair Martin

Phone: 392-7187/0425

APPLICATION

Development Review:	Y	Application Number:	2145
Rezoning:	Y	Application Date:	January 10, 1989
O. P. A.:	N	Date of Revision:	July 31, 1989

Confirmed Municipal Address: 180, 188 University Avenue and 192 Adelaide St. W.

Nearest Intersection: North-west corner of University Ave. and Adelaide St. W.

Project Description: A commercial building (office and retail) and density transfer with City land.

Applicant:	Agent:	Architect:
Sun Life Assurance Co.	Berridge, Lewinberg & Greenberg	WZMH
1100 - 200 University Ave.	200 - 111 Queen St. E.	95 St. Clair Ave. W.
595-7825	363-9004	961-4111

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
 Zoning District: CR L8 U400
 Height Limit (m): 76.2
 Site Specific Provision: NO
 Historical Status: YES - "Pretzel Bell"
 Site Plan Control: YES

PROJECT INFORMATION

Site Area:	4431.0 m ²	Height Storeys:	24 + 5 basements
Frontage:	58.4 m	Metres:	111.0
Depth:	Irregular		
Ground Floor:	3050.0 m ²		
Non-Residential GFA:	52570.0 m ²	Indoor	Outdoor
Total GFA:	52570.0 m ²	Parking Spaces:	331
		Loading Docks:	

DWELLING UNITS

Tenure:
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Office	50690.0 m ²	278.0 m ²
Utilities	4056.0 m ²	598.0 m ²
Retail	1277.0 m ²	325.0 m ²
Parking and Loading	537.0 m ²	18410.0 m ²
Public Circulation	471.0 m ²	170.0 m ²

APPROVED DENSITY:

Residential Density: 0.00	Non-Residential Density: 11.86	Total Density: 11.86
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COMMENTS: Density transfer with Toronto District Steam Heating Plant at 120 Pearl St.

Status: Council approval on May 8, 1990.

Data valid: June 30, 1991

Planner: Anne Milchberg

Phone: 392-7862/7216

Map Reference: 1C

APPLICATION

Development Review:	Y	Application Number:	388229
Rezoning:	N	Application Date:	December 30, 1988
O. P. A.:	N	Date of Revision:	December 8, 1989

Confirmed Municipal Address: 73 & 81 Victoria Street.

Nearest Intersection: East side of Victoria St., south of Richmond St. E.

Project Description: To renovate and to build additions to existing building.

Applicant:	Agent:	Architect:
Mitchell & Assoc. Ltd.	Lyons & Goodman	Michael Mohelsky
9 Wells St.	2000 - 130 Adelaide St. W.	302 - 330 Dupont St.
964-9168	896-0123	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CR L4.5 U480
Height Limit (m): 76.2
Site Specific Provision: NO
Historical Status: YES
Site Plan Control: YES

PROJECT INFORMATION

Site Area:	744.4 m ²	Height	Storeys:	7 + basement
Frontage:	27.7 m		Metres:	32.0
Depth:	26.8 m			
Ground Floor:	710.0 m ²		Indoor	Outdoor
Non-Residential GFA:	4187.3 m ²	Parking Spaces:		
Total GFA:	4187.3 m ²	Loading Docks:		

DWELLING UNITS

Tenure:
Rooms:
Beds:
Bachelor:
1 Bedroom:
2 Bedroom:
3 Bedroom:
4 Bedroom:
Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Office	3527.3 m ²	
Restaurant	600.0 m ²	640.0 m ²
Retail	60.0 m ²	

APPROVED DENSITY:

Residential Density: 0.00	Non-Residential Density: 5.63	Total Density: 5.63
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COMMENTS:

Status: Council Approval - February 19, 1990.

Data valid: June 30, 1991

Planner: John Davidson

Phone: 392-7862/7863

APPLICATION

Development Review: Y
 Rezoning: N
 O. P. A.: N

Application Number: 389176
 Application Date: October 12, 1989
 Date of Revision: February 28, 1990

Confirmed Municipal Address: 105 Victoria Street.

Nearest Intersection: North-east corner of Victoria & Richmond Streets.

Project Description: To build a mixed use commercial/residential building.

Applicant:
 Engineers Club of Toronto
 105 Victoria St.
 364-4197

Agent:
 R. E. Barnett Arch.
 121 Avenue Rd.
 960-8121

Architect:
 R. E. Barnett Arch.
 121 Avenue Rd.
 960-8121

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
 Zoning District: CR L4.5 U480
 Height Limit (m): 76.2
 Site Specific Provision: NO
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 825.9 m²
 Frontage: 31.5 m
 Depth: Irregular

Height Storeys: 16 + 4 basements
 Metres: 52.1

Ground Floor: 793.2 m²
 Residential GFA: 8124.4 m²
 Non-Residential GFA: 2639.8 m²
 Total GFA: 10764.2 m²

Indoor Outdoor
 Parking Spaces: 60
 Loading Docks: 1

DWELLING UNITS

Tenure: Condo
Rooms:
Beds:
Bachelor:
 1 Bedroom: 6
 2 Bedroom: 24
 3 Bedroom: 16
 4 Bedroom:
 Total Units: 46

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	8336.3 m ²	
Private Club	2226.2 m ²	
Retail	213.9 m ²	
Parking and Loading		1950.9 m ²
Utilities		1217.0 m ²

APPROVED DENSITY:

Residential Density: 9.80

Non-Residential Density: 2.95

Total Density: 13.05

COMMENTS:

Status: Council Approval - April 17, 1990.

Data valid: June 30, 1991

Planner: Leontine van Bruggen

Phone: 392-7187/0423

Map Reference: 1C

APPLICATION

Development Review: Y
Rezoning: Y
O. P. A.: Y

Application Number: 2057
Application Date: December 22, 1987
Date of Revision:

Confirmed Municipal Address: 60 Wellington St. E. and 30 Church St.

Nearest Intersection: North-west corner of Church and Wellington Streets.

Project Description: Addition to existing mixed-use building.

Applicant:
Toronto Dominion Bank
Box 1, T-D Centre
982-8377

Agent:
Alcha Holdings Ltd.
49 Wellington St. E.
363-6408

Architect:
Clifford & Lawrie
45 St. Clair Ave. W.
960-9747

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CR L2 U350 ; CIS L1 Z4
Height Limit (m): 62.9
Site Specific Provision: 740-78 ; 172-85 ; 150-89 ; 151-89
Historical Status: NO
Site Plan Control: YES

PROJECT INFORMATION

Site Area: 2054.7 m²
Frontage: 53.0 m
Depth: Irregular

Height Condo: Storeys: 9 + 2 basements

Office: Storeys: 7 + 2 basements

Ground Floor: 1642.4 m²
Residential GFA: 8899.8 m²
Non-Residential GFA: 4185.0 m²
Total GFA: 13084.8 m²

Indoor Outdoor
Parking Spaces: 79
Loading Docks: 1

DWELLING UNITS

Tenure: Condo
Rooms:
Beds:
Bachelor:
1 Bedroom:
2 Bedroom: 52
3 Bedroom:
4 Bedroom:
Total Units: 52

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	8899.8 m ²	
Office	3198.0 m ²	
Retail	987.0 m ²	
Services	193.2 m ²	73.6 m ²
Parking and Loading		3259.9 m ²

APPROVED DENSITY:

Residential Density: 253 uph

Non-Residential Density: 2.04

COMMENTS:

Status: Council approval February 10, 1989.

Data valid: June 30, 1991

Planner: John Davidson

Phone: 392-7862/7863

Map Reference: 1C

APPLICATION

Development Review: Y
Rezoning: Y
O. P. A.: Y

Application Number: 2034
Application Date: October 27, 1987
Date of Revision:

Confirmed Municipal Address: 126, 130, 134, 176 Yonge St., 401 Bay St., 16, 22, 28, 34, 36 Adelaide Street West, 11, 15, 17, 35, 14, 16, 18, 20, 22 Temperance St., 19, 25, 39, 45 Richmond St. W.

Nearest Intersection: Blocks bounded by Bay, Richmond St. W., Adelaide St. W. and Yonge St.

Project Description: Retail/office complex - Bay/Adelaide project.

Applicant:
Markborough Properties Ltd.
90 Eglinton Ave. W.
482-5522

Agent:
Blake, Cassels & Graydon
Box 25, Commerce Court West
863-2400

Architect:
Webb Zerafa Menkes Housden
95 St. Clair Ave. W.
961-4111

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CR L8 U400
Height Limit (m): 137.0
Site Specific Provision: 998-88
Historical Status: SEE COMMENTS
Site Plan Control: YES

PROJECT INFORMATION

Site Area: 18788.9 m²

Height Storeys: 57 ; 12

Metres: 275.0 ; 57.0

	Indoor	Outdoor
Parking Spaces:	918	
Loading Docks:	29	

DWELLING UNITS

Tenure:
Rooms:
Beds:
Bachelor:
1 Bedroom:
2 Bedroom:
3 Bedroom:
4 Bedroom:
Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
New Office	169738.0 m ²	
New Retail	12850.0 m ²	
Existing Retail	36704.8 m ²	

APPROVED DENSITY:

Residential Density: 0.00

Non-Residential Density: 11.67

Total Density: 11.67

COMMENTS: Aikenhead building at 17 Temperance and 45 Richmond St. and the east portion of Simpsons store are designated historical buildings. Sears site as social housing.

Status: Under construction.

Data valid: June 30, 1991

Planner: Anne Milchberg

Phone: 392-7862/7216

Map Reference: 1C

APPLICATION

Development Review: Y
Rezoning: N
O. P. A.: N

Application Number: 390035
Application Date: March 12, 1990
Date of Revision:

Confirmed Municipal Address: 60 York Street

Nearest Intersection: West side of York St., south of Wellington St. W.

Project Description: Amendments to the original development review application to convert the two top floors (residential and utilities) to hotel use.

Applicant:
Maz Holdings Limited
60 York St.
363-3321

Agent:
Joanne Davis
P.O. Box 20, T.D. Centre
362-2401

Architect:
David Craddock Arch.
374 Berkeley St.
963-9991

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CR L8 U400
Height Limit (m): 76.2
Site Specific Provision: NO
Historical Status: NO
Site Plan Control: YES

PROJECT INFORMATION

Site Area: 761.0 m²
Frontage: 24.0 m
Depth: Irregular

Height Storeys: 12 + basement

Metres: 40.9

Ground Floor: 682.7 m²
Non-Residential GFA: 6574.8 m²
Total GFA: 6574.8 m²

Indoor Outdoor

Parking Spaces:
Loading Docks:

DWELLING UNITS

Tenure:
Rooms:
Beds:
Bachelor:
1 Bedroom:
2 Bedroom:
3 Bedroom:
4 Bedroom:
Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Hotel	6125.1 m ²	
Retail	449.7 m ²	
Utilities	170.7 m ²	

APPROVED DENSITY:

Residential Density: 0.00

Non-Residential Density: 8.64

Total Density: 8.64

COMMENTS:

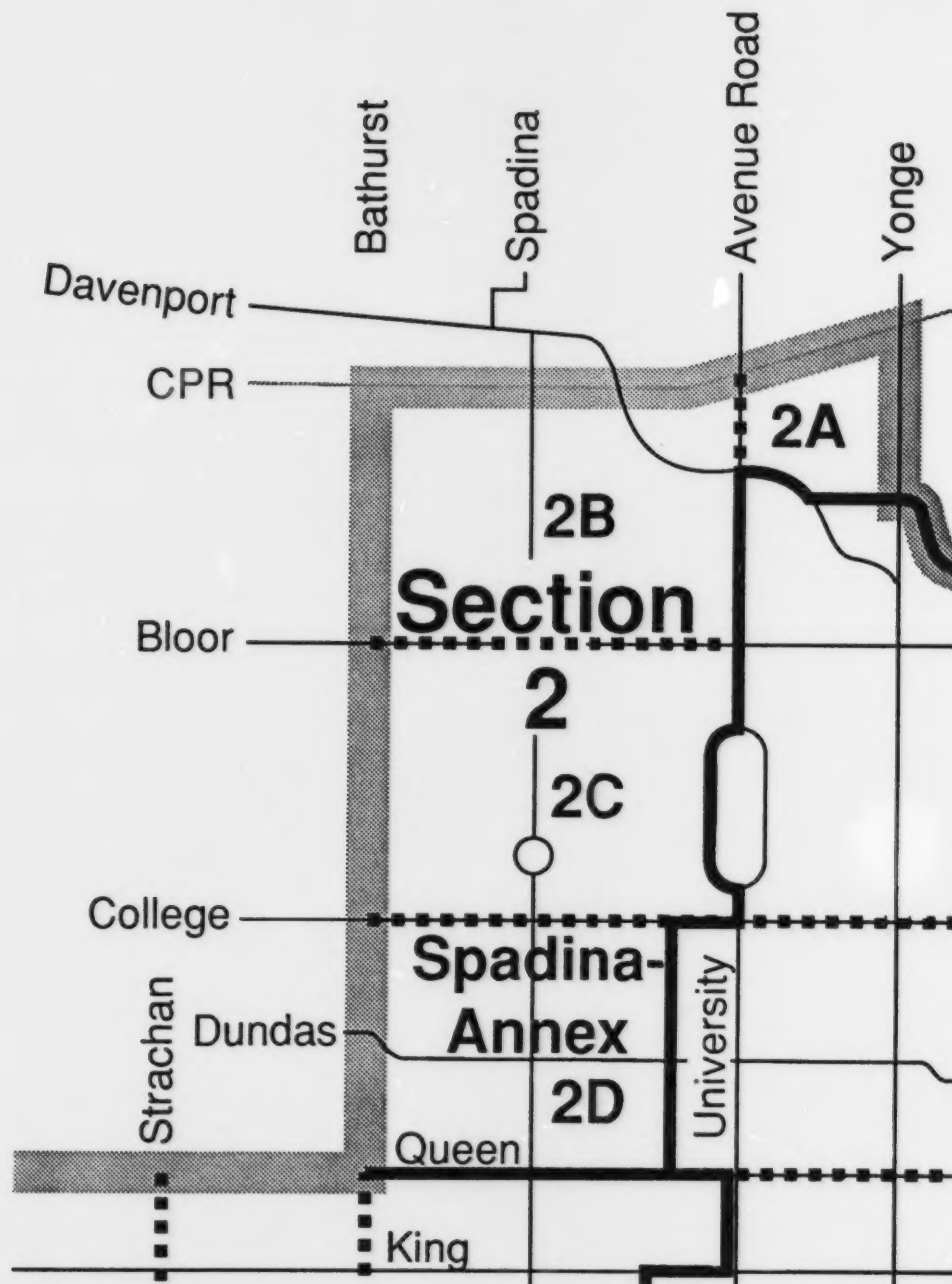
Status: Council approval - June 17 & 18, 1991

Data valid: June 30, 1991

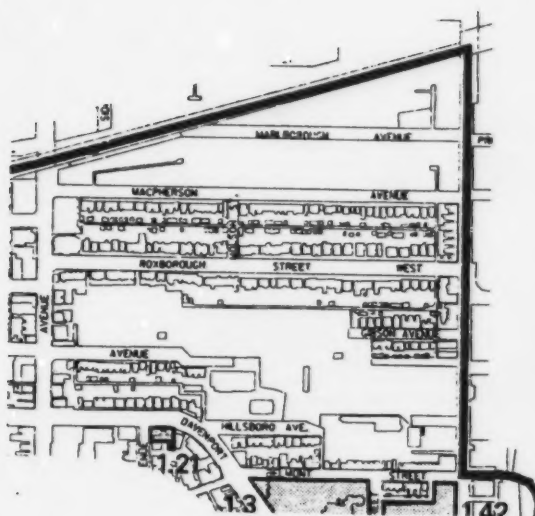
Planner: Lori Martin

Phone: 392-7187/7190

SECTION 2



MAP 2A



MAP 2B



APPLICATION

Development Review: Y
 Rezoning: N
 O. P. A.: N

Application Number: 388212
 Application Date: November 24, 1988
 Date of Revision:

Confirmed Municipal Address: 4, 18 Avenue Road

Nearest Intersection: North-west corner of Bloor St. W. and Avenue Rd.

Project Description: Additions and renovations to the existing Park Plaza Hotel.

Applicant:
 Third Generation Realty Ltd.
 4 Avenue Road
 920-8121

Agent:
 Zeidler Roberts Partnership/Arch.
 315 Queen St. W.
 596-8300

Architect:
 Zeidler Roberts Partnership/Arch.
 315 Queen St. W.
 596-8300

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
 Zoning District: CR L4.5 U350
 Height Limit (m): 61.0
 Site Specific Provision: NO
 Historical Status: LISTED
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 5108.6 m²
 Frontage: 118.9 m
 Depth: Irregular

Height Storeys: 18 + 2 basements

Metres:

Ground Floor: 3945.5 m²
 Non-Residential GFA: 30630.0 m²
 Total GFA: 30630.0 m²

Indoor Outdoor
 Parking Spaces: 84
 Loading Docks:

DWELLING UNITS

Tenure:
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units:

FLOOR AREA BREAKDOWN (Addition Only)

Land Use:	Above Grade:	Below Grade:
Hotel	3138.0 m ²	
Retail	281.0 m ²	

APPROVED DENSITY:

Residential Density: 0.0

Non-Residential Density: 6.0

Total Density: 6.0

COMMENTS:

Status: Council approval July 13, 1989

Data valid: June 30, 1991

Planner: Leontine van Bruggen

Phone: 392-7187/0423

APPLICATION

Development Review:	Y	Application Number:	2255
Rezoning:	Y	Application Date:	May 18, 1990
O. P. A.:	Y	Date of Revision:	

Confirmed Municipal Address: 30, 32, 34, 36, 38, 40, 44, 50, 52 & 54 Avenue Road; 5 & 7 Lowther Avenue; 4 Prince Arthur Avenue.

Nearest Intersection: West side of Avenue Road, north of Bloor Street West.

Project Description: Two residential condominium buildings with retail uses at grade.

Applicant:	Agent:	Architect:
Opri Development Corp. et al	Davis Webb Schulze	NORR Partnership Ltd.
50 Burnhamthorpe Road West	41 George Street South	350 Bloor Street East
896-2123	451-6714	929-0200

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Special Mixed Use Area A *

Zoning District: CR L0.5 U350 *

Height Limit (m): 66.0 ; 25.0 ; 11.6

Site Specific Provision: 787-80 (pending deletion)

Historical Status: SEE COMMENTS

Site Plan Control: YES

PROJECT INFORMATION

Site Area:	5455.0 m ²	Height Storeys:	8 + 28 + 3 basements
Frontage:	106.1 m		
Depth:	Irregular	Metres:	99.0 ; 33.0
Ground Floor:	2521.4 m ²		
Residential GFA:	37855.8 m ²	Indoor	Outdoor
Non-Residential GFA:	732.9 m ²	Parking Spaces:	388
Total GFA:	38588.7 m ²	Loading Docks:	

DWELLING UNITS

Tenure: Condo

Rooms:

Beds:

Bachelor:

1 Bedroom:

2 Bedroom:

3 Bedroom:

4 Bedroom:

Total Units: 150

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	35590.5 m ²	
Recreation	2265.3 m ²	
Retail	732.9 m ²	

PROPOSED DENSITY:

Residential Density: 6.94	Non-Residential Density: 0.13	Total Density: 7.07
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COMMENTS: * Official Plan Amendment and Zoning appealed to the OMB.

4 Prince Arthur Avenue, 5 and 7 Lowther Avenue are listed as historical.

Status: Preliminary report adopted by LUC December 11, 1990.

Data valid: June 30, 1991

Planner: Gregg Lintern

Phone: 392-7333/7363

Map Reference: 2B

APPLICATION

Development Review: Y
Rezoning: N
O. P. A.: N

Application Number: 390013
Application Date: January 19, 1990
Date of Revision:

Confirmed Municipal Address: 25 Bedford Road.

Nearest Intersection: East side of Bedford Rd. between Prince Arthur Ave. and Lowther Ave.

Project Description: To build 6 semi-detached houses and 1 detached house.

Applicant:
Kingtor Developments Ltd.
1110 - 121 King Street West
362-8282

Agent:
Kentridge Johnston Ltd.
185 Carlton St.
323-1444

Architect:
Adeuk Bldg. Consult.
3- 311 Lonsdale Rd.
489-6746

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDRA 'A'
Zoning District: R2 Z2.0
Height Limit (m): 14.0
Site Specific Provision: NO
Historical Status: NO
Site Plan Control: YES

PROJECT INFORMATION

Site Area: 1131.5 m²
Frontage: 51.2 m
Depth: 22.0 m

Height Storeys: 3 + basement

Metres: 11.4

Ground Floor: 697.9 m²
Residential GFA: 2007.4 m²
Total GFA: 2007.4 m²

Indoor Outdoor

Parking Spaces: 12
Loading Docks:

DWELLING UNITS

Tenure: Condo
Rooms:
Beds:
Bachelor:
1 Bedroom:
2 Bedroom:
3 Bedroom: 7
4 Bedroom:
Total Units: 7

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	2007.4 m ²	
Parking and Loading		1835.2 m ²
Storage		881.2 m ²

APPROVED DENSITY:

Residential Density: 1.8

Non-Residential Density: 0.0

Total Density: 1.8

COMMENTS:

Status: Council approval September 10, 1990

Data valid: June 30, 1991

Planner: Gregg Lintern

Phone: 392-7333/7363

APPLICATION

Development Review:	Y	Application Number:	2136
Rezoning:	Y	Application Date:	November 28, 1988
O. P. A.:	N	Date of Revision:	April 6, 1990

Confirmed Municipal Address: 2 Elgin Avenue.

Nearest Intersection: North side of Elgin Ave, at Avenue Rd.

Project Description: To build an addition to existing commercial building.

Applicant:	Agent:	Architect:
D. Williams Planning Consultants	D. Williams Planning Consultants	Douglas B. Pollard
14 Birch Avenue	14 Birch Avenue	255 Gerrard Street E
928-0703	928-0703	925-2221

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDMCRA
 Zoning District: CR L1 U100
 Height Limit (m): 11.6
 Site Specific Provision: NO
 Historical Status: LISTED
 Site Plan Control: YES

PROJECT INFORMATION

Site Area:	659.6 m ²	Height Storeys:	3 + basement
Frontage:	15.2 m		
Depth:	43.2 m	Metres:	10.2
Ground Floor:	475.9 m ²		
Residential GFA:	255.9 m ²	Indoor	Outdoor
Non-Residential GFA:	1259.3 m ²	Parking Spaces:	9
Total GFA:	1515.3 m ²	Loading Docks:	

DWELLING UNITS

Tenure:	Rental; Private
Rooms:	
Beds:	
Bachelor:	
1 Bedroom:	
2 Bedroom:	
3 Bedroom:	1
4 Bedroom:	
Total Units:	1

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Office	755.4 m ²	
Art Gallery	329.8 m ²	174.2 m ²
Residential	255.6 m ²	
Parking and Loading		284.3 m ²
Utilities		42.5 m ²

PROPOSED DENSITY:

Residential Density: 0.39	Non-Residential Density: 1.91	Total Density: 2.30
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COMMENTS:

Status: Application on hold.

Data valid: June 30, 1991

Planner: Gregg Lintern

Phone: 392-7333/7363

APPLICATION

Development Review: Y
 Rezoning: N
 O. P. A.: N

Application Number: 389173
 Application Date: October 6, 1989
 Date of Revision:

Confirmed Municipal Address: 62 Howland Avenue.

Nearest Intersection: West side of Howland Ave., north of Bloor St. W.

Project Description: To build a 4-storey apartment building containing eight condominium units.

Applicant:
 H & S Development Ltd.
 218 Beverly St.
 977-2266

Agent:
 Giorgio P. Realini Arch.
 400 Summerhill Ave.
 963-8008

Architect:
 Giorgio P. Realini Arch.
 400 Summerhill Ave.
 963-8008

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDRA
 Zoning District: R2 Z1.0
 Height Limit (m): 11.6
 Site Specific Provision: NO
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 696.8 m²
 Frontage: 15.2 m
 Depth: 45.7 m

Height Storeys: 4 + basement
 Metres: 11.6

Ground Floor: 173.7 m²
 Residential GFA: 696.8 m²
 Total GFA: 696.8 m²

Indoor Outdoor
 Parking Spaces: 10
 Loading Docks:

DWELLING UNITS

Tenure: Condo
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom: 1
 2 Bedroom: 7
 3 Bedroom:
 4 Bedroom:
 Total Units: 8

FLOOR AREA BREAKDOWN

Land Use: Above Grade: Below Grade:
 Residential 696.8 m²
 Parking and Loading 492.2 m²
 Storage 83.8 m²

APPROVED DENSITY:

Residential Density: 1.0

Non-Residential Density: 0.0

Total Density: 1.0

COMMENTS:

Status: Building permit application.

Data valid: June 30, 1991

Planner: Blair Martin

Phone: 392-7187/0425

Map Reference: 2B

APPLICATION

Development Review: Y
Rezoning: N
O. P. A.: N

Application Number: 389047
Application Date: March 9, 1989
Date of Revision: June 6, 1991

Confirmed Municipal Address: 10 Prince Arthur Avenue.

Nearest Intersection: North side of Prince Arthur Ave., west of Avenue Road.

Project Description: To build a four-storey office building with a ground floor private art gallery.

Applicant:
Trimorland Corp.
1231 Yonge Street
928-2235

Agent:
Scolozzi Architect
4 Labatt Ave.
363-3129

Architect:
Scolozzi Architect
4 Labatt Ave.
363-3129

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Special Commerce Area - Annex Area Part II.
Zoning District: CR L2 U100
Height Limit (m): 11.6
Site Specific Provision: NO
Historical Status: LISTED
Site Plan Control: YES

PROJECT INFORMATION

Site Area: 809.7 m²
Frontage: 12.5 m
Depth: 64.1 m

Height Storeys: 3 + basement
Metres:

Ground Floor: 506.4 m²
Non-Residential GFA: 1612.9 m²
Total GFA: 1612.9 m²

Indoor Outdoor
Parking Spaces: 10 1
Loading Docks:

DWELLING UNITS

Tenure:
Rooms:
Beds:
Bachelor:
1 Bedroom:
2 Bedroom:
3 Bedroom:
4 Bedroom:
Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Office	1106.5 m ²	
Private Art Gallery	506.4 m ²	
Storage		520.0 m ²
Parking and Loading		468.0 m ²

APPROVED DENSITY:

Residential Density: 0.0

Non-Residential Density: 2.0

Total Density: 2.0

COMMENTS:

Status: Building permit application #305508 on July 17, 1990

Data valid: June 30, 1991

Planner: Barry Brooks

Phone: 392-7187/7196

APPLICATION

Development Review:	Y	Application Number:	389097/2196
Rezoning:	Y	Application Date:	May 12, 1989
O. P. A.:	N	Date of Revision:	

Confirmed Municipal Address: 228 St. George Street.

Nearest Intersection: West side of St. George St., north of Lowther Ave.

Project Description: Renovation and addition to rear of an existing house to contain 17 condominium units in a 4-storey structure.

Applicant:	Agent:	Architect:
Giorgio P. Realini	Minden Gross Grafstein & Greenstein	Giorgio P. Realini
300 - 1250 Bay St.	111 Richmond St. W.	300 - 1250 Bay St.
963-8008	369-4310	963-8008

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDRA "A"
 Zoning District: R2 Z2.0
 Height Limit (m): 14.0
 Site Specific Provision: NO
 Historical Status: LISTED
 Site Plan Control: YES

PROJECT INFORMATION

Site Area:	1991.1 m ²	Height	Storeys:	4 + basement
Frontage:	33.5 m			
Depth:	59.4 m		Metres:	14.0
Ground Floor:	1040.3 m ²			
Residential GFA:	3781.1 m ²		Indoor	Outdoor
Total GFA:	3781.1 m ²		Parking Spaces:	38
			Loading Docks:	

DWELLING UNITS

Tenure:	Condo
Rooms:	
Beds:	
Bachelor:	
1 Bedroom:	13
2 Bedroom:	4
3 Bedroom:	
4 Bedroom:	
Total Units:	17

FLOOR AREA BREAKDOWN (Existing & Addition)

Land Use:	Above Grade:	Below Grade:
Residential	1718.7 m ²	
Parking and Loading		724.6 m ²

PROPOSED DENSITY:

Residential Density: 1.9	Non-Residential Density: 0.0	Total Density: 1.9
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COMMENTS:

Status: Final report dated February 22, 1990. Application on hold.

Data valid: June 30, 1991

Planner: Gregg Lintem

Phone: 392-7333/7363

APPLICATION

Development Review:	N	Application Number:	2256
Rezoning:	Y	Application Date:	May 23, 1990
O. P. A.:	Y	Date of Revision:	October 10, 1990

Confirmed Municipal Address: 230, 234 St. George Street.

Nearest Intersection: West side of St. George St., north of Lowther Avenue.

Project Description: To build addition to existing facilities for Royal College of Dental Surgeons.

Applicant:	Agent:	Architect:
Royal College of Dental Surgeons of Ont.	Shibley, Righton & McCutcheon	Parkin Arch. Ltd.
230 St. George Street	401 Bay Street	73 Laird Drive
961-6555	393-9381	467-8000

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDRA
 Zoning District: R2 Z2.0
 Height Limit (m): 14.0
 Site Specific Provision: NO
 Historical Status: LISTED
 Site Plan Control: YES

PROJECT INFORMATION

Site Area:	1991.1 m ²	Height	Storeys:	4 + basement
Frontage:	33.5 m			
Depth:	59.4 m		Metres:	14.0
Ground Floor:	1040.3 m ²			
Non-Residential GFA:	3781.1 m ²		Indoor	Outdoor
Total GFA:	3781.1 m ²	Parking Spaces:	38	
		Loading Docks:		

DWELLING UNITS

Tenure:
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Institutional	3781.1 m ²	336.3 m ²
Parking and Loading		1270.0 m ²

PROPOSED DENSITY:

Residential Density: 0.0	Non-Residential Density: 1.9	Total Density: 1.9
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COMMENTS:

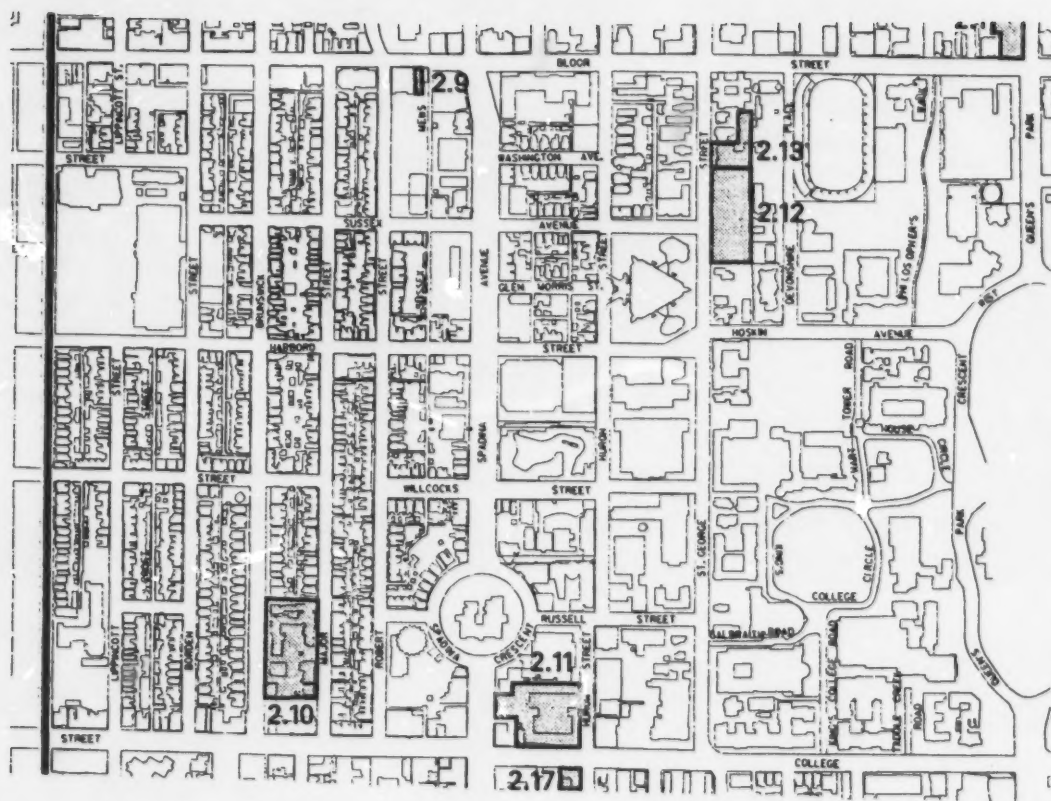
Status: Application on hold.

Data valid: June 30, 1991

Planner: Gregg Lintem

Phone: 392-7333/7363

MAP 2C





APPLICATION

Development Review:	Y	Application Number:	391009
Reasoning:	N	Application Date:	January 25, 1991
O. P. A.:	N	Date of Revision:	

Confirmed Municipal Address: 417 Bloor Street West.

Nearest Intersection: South side of Bloor St. W., west of Spadina Ave.

Project Description: To build a 3-storey commercial/residential building.

Applicant:	Agent:	Architect:
David F. Monore	Jorg Bentz Arch.	Jorg Bentz Arch.
417 Bloor St. W.	341 Lippincott St.	341 Lippincott St.
923-1441	531-8651	531-8651

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDMCRA
 Zoning District: CR L2 U100
 Height Limit (m): 13.7
 Site Specific Provision: NO
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area:	412.0 m ²	Height	Storeys:	3 + basement
Frontage:	10.2 m			
Depth:	40.2 m		Metres:	0
Ground Floor:	399.8 m ²			
Residential GFA:	100.0 m ²		Indoor	Outdoor
Non-Residential GFA:	930.0 m ²	Parking Spaces:		4
Total GFA:	1030.0 m ²	Loading Docks:		

DWELLING UNITS

Tenure: Rental; Private

Rooms:	
Beds:	
Bachelor:	
1 Bedroom:	
2 Bedroom:	
3 Bedroom:	
4 Bedroom:	1
Total Units:	1

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Office	703.3 m ²	226.7 m ²
Residential	100.0 m ²	
Storage		173.2 m ²

PROPOSED DENSITY:

Residential Density: 0.2	Non-Residential Density: 2.3	Total Density: 2.5
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COMMENTS:

Status: LUC to review planning report at August 15, 1991 meeting.

Data valid: July 17, 1991

Planner: Lori Martin

Phone: 392-7187/7190

APPLICATION

Development Review: Y
 Rezoning: Y
 O. P. A.: N

Application Number: 1737/390003
 Application Date: February 7, 1984
 Date of Revision:

Confirmed Municipal Address: 15 and 25 Brunswick Ave. and 10 - 24 Major St.

Nearest Intersection: West side of Major St. between College and Ulster St.

Project Description: To build phase 2 of Doctors Hospital consisting of a 280 bed active care hospital facility.

Applicant:
 The Doctors Hospital
 45 Brunswick Ave.
 963-7533

Agent:
 Berridge Lewinberg Greenberg
 200 - 111 Queen Street East
 363-9004

Architect:
 Dunlop Farrow Arch.
 450 Front Street West
 596-6666

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDRA
 Zoning District: R3 Z1.0
 Height Limit (m): 11.6
 Site Specific Provision: 537-85
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 15150.0 m²
 Frontage: 59.6 m
 Depth: Irregular

Height Storeys: 6 + basement
 Metres: 28.0

Ground Floor: 5049.5 m²
 Non-Residential GFA: 34739.4 m²
 Total GFA: 34739.4 m²

Indoor Outdoor
 Parking Spaces:
 Loading Docks:

DWELLING UNITS

Tenure:
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units:

FLOOR AREA BREAKDOWN (Phase 2 only)

Land Use: Above Grade: Below Grade:
 Hospital 25961.3 m² 8778.1 m²

APPROVED DENSITY: (Entire Doctor's Hospital site)

Residential Density: 0.00

Non-Residential Density: 3.09

Total Density: 3.09

COMMENTS: Phase 1 constructed.

Status: Development agreement approved by Council - June 25, 1990.

Data valid: June 30, 1991

Planner: Blair Martin

Phone: 392-7187/0425

APPLICATION

Map Reference: 2C

Development Review: Y
Rezoning: N
O. P. A.: N

Application Number: 389150
Application Date: August 16, 1989
Date of Revision: October 27, 1990

Confirmed Municipal Address: 250, 252 College Street.

Nearest Intersection: North side of College St., at Huron St.

Project Description: To build a basement and ground floor addition to existing 13-storey Clarke Institute of Psychiatry building.

Applicant:
Clarke Institute of Psychiatry
250 College Street
979-2221

Agent:
Parkin Architects Ltd.
73 Laird Dr.
467-8000

Architect:
Parkin Architects Ltd.
73 Laird Dr.
467-8000

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Institutional District
Zoning District: QR L3 U350
Height Limit (m): 23.0
Site Specific Provision: NO
Historical Status: YES
Site Plan Control: YES

PROJECT INFORMATION

Site Area: 8194.5 m²
Frontage: 91.8 m
Depth: Irregular

Height Storeys: 13 + basement
Metres: 54.6

Ground Floor: 4021.0 m²
Non-Residential GFA: 24412.0 m²
Total GFA: 24412.0 m²

Indoor Outdoor
Parking Spaces: See comments
Loading Docks:

DWELLING UNITS

Tenure:
Rooms:
Beds:
Bachelor:
1 Bedroom:
2 Bedroom:
3 Bedroom:
4 Bedroom:
Total Units:

FLOOR AREA BREAKDOWN (Addition only)

Land Use:	Above Grade:	Below Grade:
Institutional	362.0 m ²	706.0 m ²

APPROVED DENSITY:

Residential Density: 0.0

Non-Residential Density: 3.0

Total Density: 3.0

COMMENTS: The parking spaces are shared with Addiction Research Foundation (300).

Status: Under construction.

Data valid: June 30, 1991

Planner: Blair Martin

Phone: 392-7187/0425

APPLICATION

Development Review:	Y	Application Number:	390020
Rezoning:	N	Application Date:	February 7, 1990
O. P. A.:	N	Date of Revision:	March 6, 1990

Confirmed Municipal Address: 111 St. George Street & part of 105 St. George Street.

Nearest Intersection: East side of St. George St., south of Bloor Street West.

Project Description: To build 5 student residences and one accessory Dean's office building.

Applicant:	Agent:	Architect:
University of Toronto	Peter Hamilton, Architect	Peter Hamilton, Architect
215 Huron Street	21 Price Street	21 Price Street
978-7138	968-8245	968-8245

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Institutional District
 Zoning District: QR L2 U150
 Height Limit (m): 23.0 ; 13.7
 Site Specific Provision: NO
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area:	5300.8 m ²	Height	Storeys:	3 + basement
Frontage:	87.6 m			
Depth:	60.5 m		Metres:	
Ground Floor:	2075.0 m ²			
Residential GFA:	6350.0 m ²		Indoor	Outdoor
Non-Residential GFA:	150.0 m ²	Parking Spaces:		
Total GFA:	6500.0 m ²	Loading Docks:		

DWELLING UNITS

Tenure:	Rental; Private
Rooms:	
Beds:	
Bachelor:	230
1 Bedroom:	5
2 Bedroom:	
3 Bedroom:	
4 Bedroom:	
Total Units:	235

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	6350.0 m ²	
Office	150.0 m ²	

PROPOSED DENSITY:

Residential Density: 1.20	Non-Residential Density: 0.03	Total Density: 1.23
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COMMENTS:

Status: Application on hold.

Data valid: June 30, 1991

Planner: Blair Martin

Phone: 392-7187/0425

APPLICATION

Development Review: Y
 Rezoning: N
 O. P. A.: N

Application Number: 389168
 Application Date: September 27, 1989
 Date of Revision: October 23, 1990

Confirmed Municipal Address: 117 St. George Street and part of 121, 123 St. George Street.

Nearest Intersection: East side of St. George St., south of Bloor Street West.

Project Description: To build a two-storey addition for classrooms and academic offices to existing building.

Applicant:
 Government Council of U of T
 27 Kings College Circle
 978-7138

Agent:
 S. Hudson
 5 - 215 Huron Street
 978-7138

Architect:
 Kuwabara, Payne, McKenna, Blumberg
 322 King Street West
 977-5104

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Institutional District
 Zoning District: QR L2 U150
 Height Limit (m): 14.0
 Site Specific Provision: NO
 Historical Status: LISTED
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 4101.0 m²
 Frontage: 45.0 m
 Depth: Irregular

Height Storeys: 3 + basement
 Metres:

Ground Floor: 2262.1 m²
 Non-Residential GFA: 3547.0 m²
 Total GFA: 3547.0 m²

Indoor Outdoor
 Parking Spaces:
 Loading Docks:

DWELLING UNITS

Tenure:
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units:

FLOOR AREA BREAKDOWN

Land Use: Above Grade: Below Grade:
 Institutional 3547.0 m²

APPROVED DENSITY:

Residential Density: 0.00

Non-Residential Density: 0.86

Total Density: 0.86

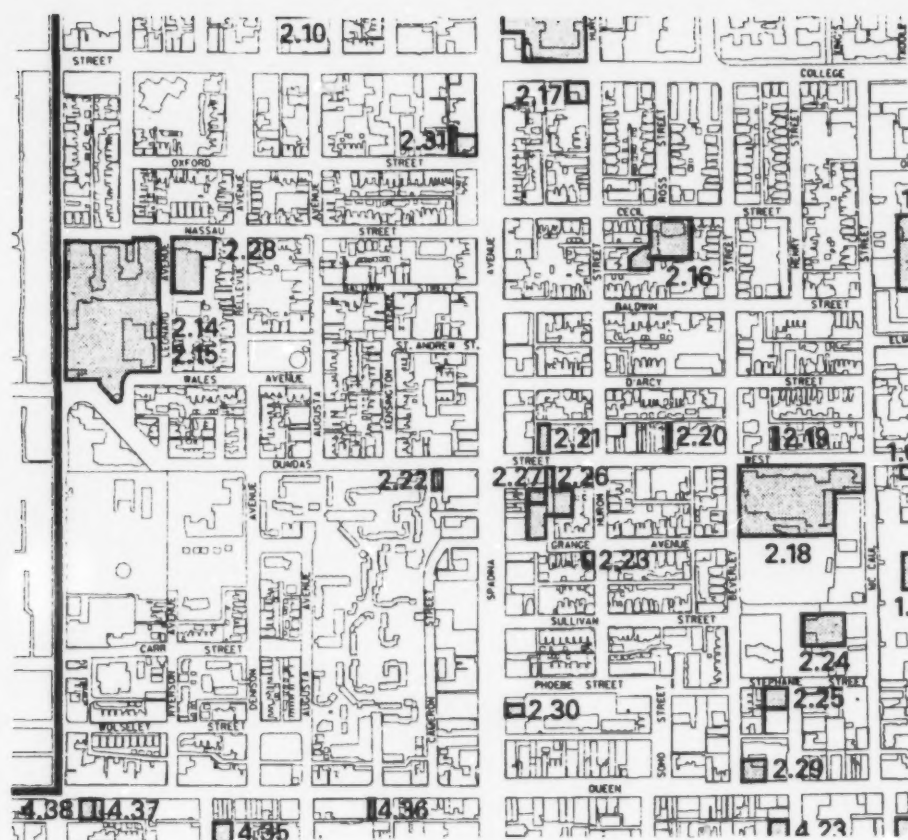
COMMENTS:

Status: Under construction.

Data valid: June 30, 1991

Planner: Leontine van Bruggen

Phone: 392-7187/0423



APPLICATION

Development Review: Y
 Rezoning: Y
 O. P. A.: Y

Application Number: 2026
 Application Date: August 31, 1987
 Date of Revision:

Confirmed Municipal Address: 399 Bathurst Street.

Nearest Intersection: East side of Bathurst St., north of Dundas St. W.

Project Description: Hospital addition.

Applicant:
 Toronto Western Hospital
 399 Bathurst Street
 369-5816

Agent:
 Diamond, Fairbairn
 2000 - 393 University Ave.
 971-7000

Architect:
 Crang & Boske Inc.
 85 Mowfield Dr., Don Mills
 449-1203

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Institutional Area
 Zoning District: R4 Z1.0
 Height Limit (m): NO
 Site Specific Provision: 831-30
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 28938.3 m²
 Frontage: 187.7 m
 Depth: Irregular

Height Storeys: 18 + 3 basements
 Metres:

Ground Floor: 18350.1 m²
 Non-Residential GFA: 125690.6 m²
 Total GFA: 125690.6 m²

Indoor Outdoor
 Parking Spaces: 440 326
 Loading Docks:

DWELLING UNITS

Tenure:
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units:

FLOOR AREA BREAKDOWN (Existing + Addition)

Land Use:	Above Grade:	Below Grade:
Hospital	125690.6 m ²	14232.7 m ²
Parking & Loading		18646.5 m ²

PROPOSED DENSITY:

Residential Density: 0.0

Non-Residential Density: 4.4

Total Density: 4.4

COMMENTS: The above figures as per figures on plans. There are no figures for the below grade areas, and there are no detailed plans to check the accuracy of information. See also Development Review Application #390023, page 2.15.

Status: Preliminary report to LUC on July 11, 1991.

Data valid: June 30, 1991

Planner: Susanne Pringle

Phone: 392-7339/7740

APPLICATION

Development Review: Y
 Rezoning: N
 O. P. A.: N

Application Number: 390023
 Application Date: February 9, 1990
 Date of Revision:

Confirmed Municipal Address: 399 Bathurst Street (Toronto Western Hospital).

Nearest Intersection: East side of Bathurst St., north of Dundas St. W.

Project Description: To make alterations and to build additions to hospital building.

Applicant:

Toronto Hospital Corp. - Western Division Diamond, Fairbairn
 585 University Avenue

Agent:

2000 - 393 University Avenue
 971-7000

Architect:

Crag & Boake Inc.
 85 Montfield Dr., Don Mills
 449-1203

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Institutional Area

Zoning District: R4 Z1.0

Height Limit (m): NO

Site Specific Provision: 831-80

Historical Status: NO

Site Plan Control: YES

PROJECT INFORMATION

Site Area: 28141.0 m²

Frontage: 188.5 m

Depth: Irregular

Height Storeys: 7 + penthouse

Metres:

Ground Floor: 11524.3 m²

Non-Residential GFA: 91994.4 m²

Total GFA: 91994.4 m²

Indoor Outdoor

Parking Spaces: 210 15

Loading Docks:

DWELLING UNITS**Tenure:**

Rooms:

Beds:

Bachelor:

1 Bedroom:

2 Bedroom:

3 Bedroom:

4 Bedroom:

Total Units:

FLOOR AREA BREAKDOWN (Addition only)

Land Use:

Above Grade:

Below Grade:

Hospital

5251.9 m²

APPROVED DENSITY:

Residential Density: 0.00

Non-Residential Density: 3.27

Total Density: 3.27

COMMENTS: This site is also the subject of a Rezoning Application. See page 2.14 for information.

Status: Under construction.

Data valid: June 30, 1991

Planner: Susanne Pringle

Phone: 392-7339/7740

Map Reference: 2D

APPLICATION

Development Review: Y
Rezoning: Y
O. P. A.: Y

Application Number: 2036
Application Date: November 10, 1987
Date of Revision: August 20, 1990

Confirmed Municipal Address: 25 Cecil Street.

Nearest Intersection: South side of Cecil Street between Beverley and Huron Streets.

Project Description: An office expansion, residential (assisted housing) and parking garage.

Applicant:
Labour Council Dev. Fdn.
25 Cecil Street
977-9152

Agent:
Quadrangle Arch. Ltd.
380 Wellington St. West
598-1240

Architect:
Quadrangle Arch. Ltd.
380 Wellington St. West
598-1240

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDRA
Zoning District: R3 Z1.0
Height Limit (m): 11.6
Site Specific Provision: NO
Historical Status: NO
Site Plan Control: YES

PROJECT INFORMATION

Site Area: 4221.1 m²
Frontage: 58.8 m
Depth: Irregular

Height Storeys: 5 + basement
Metres: 15.0

Ground Floor: 2148.6 m²
Residential GFA: 4974.7 m²
Non-Residential GFA: 4398.0 m²
Total GFA: 8775.9 m²

Indoor Outdoor
Parking Spaces: 84
Loading Docks: 3*

DWELLING UNITS

Tenure: Rental; Assisted
Rooms:
Beds:
Bachelor: 29
1 Bedroom: 32
2 Bedroom: 7
3 Bedroom: 2
4 Bedroom:
Total Units: 70

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	4974.7 m ²	
Office	3640.6 m ²	757.4 m ²
Residential Recreation	772.0 m ²	
Parking and Loading		2593.0 m ²

PROPOSED DENSITY:

Residential Density: 1.20

Non-Residential Density: 1.04

Total Density: 2.24

COMMENTS: * 1 Type B and 2 Type C.

Status: Application on hold at applicant's request.

Data valid: June 30, 1991

Planner: Helen Coombs

Phone: 392-7339/7613

APPLICATION

Development Review: Y
 Rezoning: Y
 O. P. A.: Y

Application Number: 2303
 Application Date: January 24, 1991
 Date of Revision:

Confirmed Municipal Address: 239 College St.

Nearest Intersection: South side of College St., east of Spadina Ave.

Project Description: To build library building.

Applicant:
 Toronto Public Libraries
 281 Front St. E.
 392-7500

Agent:
 Phillip H. Carter Arch.
 51 Wosley St.
 368-6497

Architect:
 Phillip H. Carter Arch.
 51 Wosley St.
 368-6497

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDMCRA
 Zoning District: CR L1 U200
 Height Limit (m): 13.7
 Site Specific Provision: 344-91
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 929.3 m²
 Frontage: 30.5 m
 Depth: 30.5 m

Height Storeys: 4 + basement
 Metres: 19.3

Non-Residential GFA: 3805.0 m²
 Total GFA: 3805.0 m²

Indoor
 Parking Spaces: 18 off-site
 Loading Docks:

DWELLING UNITS

Tenure:
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units:

FLOOR AREA BREAKDOWN

Land Use: Above Grade: Below Grade:
 Library 3805.0 m² 892.0 m²

APPROVED DENSITY:

Residential Density: 0.0

Non-Residential Density: 4.1

Total Density: 4.1

COMMENTS:

Status: Council approval - May 27 & 28, 1991.

Data valid: June 30, 1991

Planner: Helen Coombs

Phone: 392-7339/7613

APPLICATION

Development Review:	Y	Application Number:	2003
Rezoning:	Y	Application Date:	May 28, 1987
O. P. A.:	Y	Date of Revision:	

Confirmed Municipal Address: 317 Dundas Street West.

Nearest Intersection: South side of Dundas St. W., at McCaul St.

Project Description: Art Gallery of Ontario expansion.

Applicant:	Agent:	Architect:
Art Gallery of Ontario	Goodman & Carr	Kuwabara Payne McKenna Blumberg
317 Dundas St. W.	2300 - 200 King St. W.	Arch.
		322 King St. W.
		977-5104

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Institutional Area "E"
 Zoning District: QR L2 U150 ; G
 Height Limit (m): 13.7 ; 11.6
 Site Specific Provision: 156-89
 Historical Status: YES
 Site Plan Control: YES

PROJECT INFORMATION

Site Area:	14372.7 m ²	Height Storeys:	4 + 2 basements
Frontage:	180.1 m		
Depth:	Irregular	Metres:	32.0

(Existing & Addition)

Ground Floor:	9553.6 m ²	Indoor	Outdoor
Non-Residential GFA:	23032.6 m ²	Parking Spaces:	
Total GFA:	23032.6 m ²	Loading Docks:	

DWELLING UNITS

Tenure:

Rooms:

Beds:

Bachelor:

1 Bedroom:

2 Bedroom:

3 Bedroom:

4 Bedroom:

Total Units:

FLOOR AREA BREAKDOWN (Addition only)

Land Use:	Above Grade:	Below Grade:
Institutional	4948.1 m ²	2320.4 m ²
Retail	1045.6 m ²	459.2 m ²

APPROVED DENSITY:

Residential Density: 0.0	Non-Residential Density: 1.6	Total Density: 1.6
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COMMENTS:

Status: Under construction.

Data valid: June 30, 1991

Planner: Helen Coombs

Phone: 392-7339/7613

Map Reference: 2D

APPLICATION

Development Review: Y
Rezoning: N
O. P. A.: N

Application Number: 388140
Application Date: July 26, 1988
Date of Revision: October 22, 1990

Confirmed Municipal Address: 356 Dundas Street West

Nearest Intersection: North side of Dundas St. W., west of McCaul St.

Project Description: To build a 3-storey addition to an existing hostel.

Applicant:
Stark, Hicks, Spragge Arch.
350 - 4 Robert Speck Parkway
848-5880

Agent:
Borden & Elliot
250 University Ave.
593-5511

Architect:
Borden & Elliot
250 University Ave.
593-5511

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDMCRA 'A'
Zoning District: CR L1 U150
Height Limit (m): 11.6
Site Specific Provision: 69-72, 389-74, 351-80
Historical Status: LISTED
Site Plan Control: YES

PROJECT INFORMATION

Site Area: 665.3 m²
Frontage: 15.2 m
Depth: 43.7 m

Height Storeys: 3 + basement
Metres:

Ground Floor: 390.1 m²
Residential GFA: 1142.5 m²
Total GFA: 1142.5 m²

Indoor Outdoor
Parking Spaces: 5
Loading Docks:

DWELLING UNITS

Tenure: Rental; Assisted
Rooms:
Beds:
Bachelor:
1 Bedroom: 26
2 Bedroom:
3 Bedroom:
4 Bedroom:
Total Units: 26

FLOOR AREA BREAKDOWN

Land Use: Above Grade: Below Grade:
Residential 1142.5 m² 479.0 m²
Courtyard 60.4 m²

APPROVED DENSITY:

Residential Density: 1.7

Non-Residential Density: 0.0

Total Density: 1.7

COMMENTS:

Status: Council approval March 19, 1990.

Data valid: June 30, 1991

Planner: Blair Martin

Phone: 392-7187/0425

Map Reference: 2D

APPLICATION

Development Review:	Y	Application Number:	389055
Rezoning:	N	Application Date:	March 17, 1989
O. P. A.:	N	Date of Revision:	March 8, 1991

Confirmed Municipal Address: 410 Dundas Street West.

Nearest Intersection: North side of Dundas Street West between Beverley and Huron Streets.

Project Description: To build a 5 storey mixed-use building containing retail offices and residential.

Applicant:	Agent:	Architect:
Gimli-Moria Investments Ltd.	George A. Jaroscz	George A. Jaroscz
175 Keewatin Ave.	140 Erskine Ave.	140 Erskine Ave.
486-5211	486-8141	486-8141

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDMCRA 'C'
Zoning District: CR L2.5 U150
Height Limit (m): 13.7
Site Specific Provision: NO
Historical Status: NO
Site Plan Control: YES

PROJECT INFORMATION

Site Area:	559.4 m ²	Height	Storeys:	5
Frontage:	14.1 m			
Depth:	Irregular		Metres:	12.8
Ground Floor:	472.1 m ²			
Residential GFA:	247.0 m ²			
Non-Residential GFA:	1484.0 m ²			
Total GFA:	1732.0 m ²			
		Parking Spaces:	Indoor	Outdoor
		Loading Docks:		4

DWELLING UNITS

Tenure:	Rental; Private
Rooms:	
Beds:	
Bachelor:	
1 Bedroom:	
2 Bedroom:	2
3 Bedroom:	
4 Bedroom:	
Total Units:	2

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Retail	674.0 m ²	
Office	810.0 m ²	
Residential	247.0 m ²	
Parking and Loading		80.2 m ²

APPROVED DENSITY:

Residential Density: 0.44	Non-Residential Density: 2.65	Total Density: 3.09
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COMMENTS:

Status: Council approval May 7, 1990. Committee of Adjustment decision appealed to OMB.

Date valid: June 30, 1991

Planner: Barry Brooks

Phone: 392-7187/7196

APPLICATION

Development Review: Y
 Rezoning: N
 O. P. A.: N

Application Number: 389167
 Application Date: September 26, 1989
 Date of Revision: January 22, 1990

Confirmed Municipal Address: 484 Dundas Street West.

Nearest Intersection: North side of Dundas St. W., east of Spadina Ave.

Project Description: To build a mixed commercial/residential building.

Applicant:

Omar Yeung & Leonard Chui Arch. Inc.
 208 - 885 Don Mills Rd.
 391-0808

Agent:

Omar Yeung & Leonard Chui Arch. Inc.
 208 - 885 Don Mills Rd.
 391-0808

Architect:

Omar Yeung & Leonard Chui Arch. Inc.
 208 - 885 Don Mills Rd.
 391-0808

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDMCRA "C"
 Zoning District: CR L2.5 U150
 Height Limit (m): 13.7
 Site Specific Provision: NO
 Historical Status: NO
 Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 756.3 m²
 Frontage: 17.1 m
 Depth: 43.4 m

Height Storeys: 3 + basement

Metres:

Ground Floor: 595.8 m²
 Residential GFA: 550.5 m²
 Non-Residential GFA: 1894.0 m²
 Total GFA: 2489.8 m²

Indoor Outdoor
 Parking Spaces: 5
 Loading Docks:

DWELLING UNITS

Tenure: Rental; Private
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom: 1
 2 Bedroom: 1
 3 Bedroom:
 4 Bedroom:
 Total Units: 2

FLOOR AREA BREAKDOWN

Land Use: Above Grade: Below Grade:
 Retail 1337.5 m² 556.5 m²
 Residential 550.5 m²

APPROVED DENSITY:

Residential Density: 0.73

Non-Residential Density: 2.50

Total Density: 3.23

COMMENTS:

Status: Council approval April 17, 1990.

Data valid: June 30, 1991

Planner: Leontine van Bruggen

Phone: 392-7187/0423

APPLICATION

Development Review: Y
 Reasoning: Y
 O. P. A.: N

Application Number: 1934
 Application Date: July 2, 1986
 Date of Revision:

Confirmed Municipal Address: 525 Dundas Street West.

Nearest Intersection: South side of Dundas St. W., west of Spadina Ave.

Project Description: To build a 3-storey commercial/residential building.

Applicant:
 Sam Tom, Arch.
 305- 393 Dundas St. W
 596-8111

Agent:
 Sam Tom, Arch.
 305- 393 Dundas St. W
 596-8111

Architect:
 Sam Tom, Arch.
 305- 393 Dundas St. W
 596-8111

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDMCRA
 Zoning District: CR L2 U100
 Height Limit (m): 11.6
 Site Specific Provision: 805-87
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 365.3 m²
 Frontage: 11.9 m
 Depth: 30.2 m

Height Storeys: 3 + basement

Metres:

Ground Floor: 308.9 m²
 Residential GFA: 405.0 m²
 Non-Residential GFA: 702.8 m²
 Total GFA: 1107.8 m²

Indoor

Outdoor

Parking Spaces:

Loading Docks:

DWELLING UNITS

Tenure: Rental; Private

Rooms:
 Beds:
 Bachelor:
 1 Bedroom: 1
 2 Bedroom: 2
 3 Bedroom: 1
 4 Bedroom:
 Total Units: 4

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	405.0 m ²	
Retail	308.9 m ²	301.0 m ²
Office	92.9 m ²	
Utilities		17.6 m ²

APPROVED DENSITY:

Residential Density: 1.1

Non-Residential Density: 2.0

Total Density: 3.1

COMMENTS:

Status: Under construction.

Data valid: June 30, 1991

Planner: Susanne Pringle

Phone: 392-7339/7740

APPLICATION

Development Review: Y
 Rezoning: Y
 O. P. A.: Y

Application Number: 387265/2128
 Application Date: November 20, 1987
 Date of Revision: July 19, 1990

Confirmed Municipal Address: 51 Grange Ave. and 36 Huron St.

Nearest Intersection: South-west corner of Grange Ave. and Huron St.

Project Description: To construct a building with 6 rental units on a corner lot.

Applicant:
 T.S.T.O. Holdings Inc.
 82 Alexmuir Blvd.
 298-4051

Agent:
 Ron Sheigh Arch.
 15 Gervais Dr.
 449-1575

Architect:
 Ron Sheigh Arch.
 15 Gervais Dr.
 449-1575

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDRA, "S-E Spadina Part II Plan" O.P.A. # 127
 Zoning District: R3 Z1.0
 Height Limit (m): 11.6
 Site Specific Provision: NO
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 312.0 m²
 Frontage: 13.6 m
 Depth: 22.6 m

Height Storeys: 3 1/2 + basement
 Metres: 12.2 m

Ground Floor: 201.3 m²
 Residential GFA: 411.0 m²
 Total GFA: 411.0 m²

Indoor Outdoor
 Parking Spaces: 5 + 1 off-site
 Loading Docks:

DWELLING UNITS

Tenure: Rental; Private
Rooms:
Beds:
Bachelor:
 1 Bedroom: 1
 2 Bedroom: 5
 3 Bedroom:
 4 Bedroom:
 Total Units: 6

FLOOR AREA BREAKDOWN

Land Use: Above Grade: Below Grade:
 Residential 411.0 m² 139.4 m²

APPROVED DENSITY:

Residential Density: 1.32 Non-Residential Density: 0.00 Total Density: 1.32

COMMENTS:

Status: Council approval - July 8, 1991.

Data valid: July 16, 1991

Planner: Helen Coombs

Phone: 392-7613/7339

APPLICATION

Development Review: Y
 Rezoning: N
 O. P. A.: N

Application Number: 391045
 Application Date: May 9, 1991
 Date of Revision:

Confirmed Municipal Address: 15 Grange Road.

Nearest Intersection: On the west side of McCaul St., between Dundas St. W. and Queen St. W.

Project Description: To build 3rd floor addition to the existing university settlement house for community uses

Applicant:

Dharan Malik & Asso. Inc. Arch.
 76 Berkeley Street
 863-1980

Agent:

Dharan Malik & Asso. Inc. Arch.
 76 Berkeley Street
 863-1980

Architect:

Dharan Malik & Asso. Inc. Arch.
 76 Berkeley Street
 863-1980

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDRA
 Zoning District: G
 Height Limit (m): 13.7
 Site Specific Provision: NO
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 3075.0 m²
 Frontage: 62.9 m
 Depth: Irregular

Height Storeys: 3 + basement
 Metres: 10.7

Ground Floor: 1997.8 m²
 Non-Residential GFA: 4640.0 m²
 Total GFA: 4640.0 m²

Indoor Outdoor
 Parking Spaces: 6
 Loading Docks:

DWELLING UNITS

Tenure:
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units:

FLOOR AREA BREAKDOWN

Land Use: Above Grade: Below Grade:
 Institutional 3140.5 m² 1500.3 m²

PROPOSED DENSITY:

Residential Density: 0.0

Non-Residential Density: 1.5

Total Density: 1.5

COMMENTS:

Status: Being reviewed.

Data valid: June 30, 1991

Planner: Lori Martin

Phone: 392-7190/7187

APPLICATION

Development Review: Y
 Rezoning: N
 O. P. A.: N

Application Number: 390070
 Application Date: May 18, 1990
 Date of Revision:

Confirmed Municipal Address: 190 John Street.

Nearest Intersection: West side of John St., south of Stephanie Street.

Project Description: To build a four storey apartment building for 26 assisted dwelling units.

Applicant:

City of Toronto Non-profit Corp.
 112 Elizabeth St.
 392-7913

Agent:

City of Toronto Non-profit Corp.
 112 Elizabeth St.
 392-7913

Architect:

Li Architect Inc.
 304 - 179 John Street
 598-3696

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDRA
 Zoning District: R3 Z1.0
 Height Limit (m): 18.0
 Site Specific Provision: 633-82
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 1024.0 m²
 Frontage: 30.0 m
 Depth: 32.1 m

Height Storeys: 4 + basement
 Metres: 13.2

Ground Floor: 492.0 m²
 Residential GFA: 2229.0 m²
 Total GFA: 2229.0 m²

Indoor Outdoor
 Parking Spaces: 17
 Loading Docks:

DWELLING UNITS

Tenure: Rental; Assisted
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom: 10
 2 Bedroom: 8
 3 Bedroom: 8
 4 Bedroom:
 Total Units: 26

FLOOR AREA BREAKDOWN

Land Use: Above Grade: Below Grade:
 Residential 222.0 m²
 Parking and Loading 552.8 m²

APPROVED DENSITY:

Residential Density: 2.17

Non-Residential Density: 0.00

Total Density: 2.17

COMMENTS:

Status: Under construction.

Data valid: June 30, 1991

Planner: Lori Martin

Phone: 392-7187/7190

APPLICATION

Development Review: Y
 Rezoning: Y
 O. P. A.: N

Application Number: 1952
 Application Date: October 27, 1986
 Date of Revision: May 21, 1987

Confirmed Municipal Address: 7, 8, 9, 10, 11, 12, 13, 15, 17, 19 Larch Street and 74, 76, 78, 80 Grange Avenue.

Nearest Intersection: South of Dundas Street West and east of Spadina Avenue.

Project Description: To build a 3-storey assisted housing development containing 17 units above a municipal parking lot.

Applicant:

City Housing & Parking Authority
 180 Dundas St. W & 50 Cumberland
 392-7940

Agent:

City Housing & Parking Authority
 180 Dundas St. W & 50 Cumberland
 392-7940

Architect:

City Housing & Parking Authority
 180 Dundas St. W & 50 Cumberland
 392-7940

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDRA; OPA 127, 420
 Zoning District: R3 Z1.0
 Height Limit (m): 11.6
 Site Specific Provision: 659-89
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 2292.0 m²
 Frontage: 42.2 m
 Depth: Irregular

Height Storeys: 3 + 3 basements

Metres: 9.9

Ground Floor: 1300.0 m²
 Residential GFA: 3900.0 m²
 Total GFA: 3900.0 m²

Indoor Outdoor
 Parking Spaces: 308 19
 Loading Docks:

DWELLING UNITS

Tenure: Rental; Assisted
 Rooms:
 Beds:
 Bachelor: 7
 1 Bedroom: 17
 2 Bedroom: 14
 3 Bedroom: 6
 4 Bedroom:
 Total Units: 44

FLOOR AREA BREAKDOWN

Land Use: Above Grade: Below Grade:
 Residential 3900.0 m²
 Recreation Space 480.0 m²
 Parking and Loading 441.3 m² 10050.0 m²
 Open Space 160.0 m²

APPROVED DENSITY:

Residential Density: 1.7

Non-Residential Density: 0.0

Total Density: 1.7

COMMENTS:

Status: Council approval September 8, 1987.

Data valid: June 30, 1991

Planner: Helen Coombs

Phone: 392-7339/7613

Map Reference: 2D

APPLICATION

Development Review: Y
Rezoning: Y
O. P. A.: Y

Application Number: 2113
Application Date: September 15, 1988
Date of Revision:

Confirmed Municipal Address: 14, 16, 18, 20 Larch Street.

Nearest Intersection: West side of Larch St., south of Dundas Street West.

Project Description: To build a walk-up apartment building above a public parking garage.

Applicant:
City of Toronto Housing Department
112 Elizabeth Street
392-6614

Agent:
City of Toronto Housing Department
112 Elizabeth Street
392-6614

Architect:
Allen & Ensslen, Arch.
8 - 165 Spadina Ave.
593-0565

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDRA; OPA 127, 420

Zoning District: R3 Z1.0

Height Limit (m): 11.6

Site Specific Provision: 659-89

Historical Status: NO

Site Plan Control: YES

PROJECT INFORMATION

Site Area: 505.5 m²

Frontage: 19.3 m

Depth: 26.5 m

Height Storeys: 3

Metres: 9.9

Ground Floor: 274.5 m²

Residential GFA: 835.0 m²

Total GFA: 835.0 m²

Indoor Outdoor

Parking Spaces: 4

Loading Docks:

DWELLING UNITS

Tenure: Rental; Assisted

Rooms:

Beds:

Bachelor: 2

1 Bedroom: 4

2 Bedroom: 2

3 Bedroom: 2

4 Bedroom:

Total Units: 10

FLOOR AREA BREAKDOWN

Land Use:

Residential

Above Grade:

835.0 m²

Below Grade:

APPROVED DENSITY:*

Residential Density: 1.65

Non-Residential Density: 0.00

Total Density: 1.65

COMMENTS: * Public garage not included in density calculation.

Status: By-law approved by Council October 5, 1989.

Data valid: June 30, 1991

Planner: Helen Coombs

Phone: 392-7339/7613

Map Reference: 2D

APPLICATION

Development Review:	N	Application Number:	2312
Reasoning:	Y	Application Date:	April 26, 1991
O. P. A.:	Y	Date of Revision:	

Confirmed Municipal Address: 55 Leonard Avenue.

Nearest Intersection: East side of Leonard Ave., south of Nassau St.

Project Description: To build a social housing project for 192 dwelling units.

Applicant:	Agent:	Architect:
Toronto Hospital	Lloyd Alter/Goldfan Holdings	The Goldman Group
585 University Ave.	1155 Yonge St.	1155 Yonge St.
	962-9080	962-9080

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDRA
Zoning District: R3 Z1.0
Height Limit (m): 12.0
Site Specific Provision: 21004
Historical Status: NO
Site Plan Control: NO

PROJECT INFORMATION

Site Area:	4097.0 m ²	Height Storeys:	8 + 4 basements
Frontage:	80.4 m		
Depth:	Irregular	Metres:	21.8
Ground Floor:	1411.0 m ²		
Residential GFA:	14498.0 m ²	Indoor	Outdoor
Total GFA:	14498.0 m ²	Parking Spaces:	456
		Loading Docks:	

DWELLING UNITS

Tenure:	Rental; Assisted
Rooms:	
Beds:	
Bachelor:	
1 Bedroom:	144
2 Bedroom:	47
3 Bedroom:	1
4 Bedroom:	
Total Units:	192

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	14498.0 m ²	
Parking and Loading		14826.0 m ²

PROPOSED DENSITY:

Residential Density: 3.5	Non-Residential Density: 0.0	Total Density: 3.5
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COMMENTS:

Status: Being processed - preliminary report at July 11, 1991 LUC meeting.

Data valid: June 30, 1991

Planner: Susanne Pringle

Phone: 392-7339/7740

APPLICATION

Development Review:	Y	Application Number:	389048
Rezoning:	N	Application Date:	March 10, 1989
O. P. A.:	N	Date of Revision:	January 17, 1990

Confirmed Municipal Address: 262 Queen Street West.

Nearest Intersection: North side of Queen St. W., west of Jo'n Street.

Project Description: To build a 6-storey mixed use commercial/ residential building.

Applicant:	Agent:	Architect:
Ron Shieh, Architect	Ron Shieh, Architect	Ron Shieh, Architect
800 - 15 Gervais Drive	800 - 15 Gervais Drive	800 - 15 Gervais Drive
449-1575	449-1575	449-1575

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDMCRA 'D'
 Zoning District: CR L2 U200
 Height Limit (m): 18.0
 Site Specific Provision: NO
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area:	1111.8 m ²	Height Storeys:	6 + 4 basements
Frontage:	35.7 m		
Depth:	31.2 m	Metres:	21.5
Ground Floor:	700.0 m ²		
Residential GFA:	4364.0 m ²	Indoor	Outdoor
Non-Residential GFA:	1343.0 m ²	Parking Spaces:	82
Total GFA:	5707.0 m ²	Loading Docks:	2

DWELLING UNITS

Tenure:	Condo
Rooms:	
Beds:	
Bachelor:	
1 Bedroom:	
2 Bedroom:	4
3 Bedroom:	8
4 Bedroom:	4
Total Units:	16

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	4364.0 m ²	
Retail	1343.0 m ²	
Residential Recreation	184.0 m ²	
Parking and Loading		3930.6 m ²
Utilities		517.6 m ²

APPROVED DENSITY:

Residential Density: 3.9	Non-Residential Density: 1.2	Total Density: 5.1
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COMMENTS: This application supercedes the previously approved Development Review application # 387008.

Status: Council approval - February 25, 1991; Building permit application.

Data valid: June 30, 1991

Planner: Helen Coombs

Phone: 392-7339/7613

Map Reference: 2D

APPLICATION

Development Review: Y
Rezoning: N
O. P. A.: N

Application Number: 389112
Application Date: June 5, 1989
Date of Revision: September 27, 1989

Confirmed Municipal Address: 189 Spadina Avenue.

Nearest Intersection: East side of Spadina Ave., north of Bulwer Street.

Project Description: To build a six storey building for industrial and retail uses.

Applicant:
643112 Ontario Inc.
1600 - 180 Dundas Street West
977-0091

Agent:
Mr. William Yee
1600 - 180 Dundas Street West
977-0091

Architect:
Habasch & Lam
400 - 163 Queen Street East
369-9925

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: General Use Area
Zoning District: IC D5 N1.5
Height Limit (m): 27.5
Site Specific Provision: NO
Historical Status: NO
Site Plan Control: YES

PROJECT INFORMATION

Site Area: 476.4 m²
Frontage: 16.6 m
Depth: Irregular

Height Storeys: 6 + 2 basements
Metres: 26.8

Ground Floor: 430.3 m²
Non-Residential GFA: 2281.2 m²
Total GFA: 2281.2 m²

Indoor Outdoor
Parking Spaces: 16
Loading Docks:

DWELLING UNITS

Tenure:
Rooms:
Beds:
Bachelor:
1 Bedroom:
2 Bedroom:
3 Bedroom:
4 Bedroom:
Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Industrial	1731.3 m ²	
Retail	549.9 m ²	
Parking and Loading		695.2 m ²
Utilities		248.0 m ²

APPROVED DENSITY:

Residential Density: 0.0

Non-Residential Density: 4.8

Total Density: 4.8

COMMENTS:

Status: Council approval June 25, 1990.

Data valid: June 30, 1991

Planner: Leontine van Bruggen

Phone: 392-7187/0423

Map Reference: 2D

APPLICATION

Development Review:	N	Application Number:	2159
Rezoning:	Y	Application Date:	March 22, 1989
O. P. A.:	Y	Date of Revision:	January 31, 1991

Confirmed Municipal Address: 436 Spadina Avenue and 8 Oxford Street.

Nearest Intersection: North-west corner of Spadina Avenue & Oxford St.

Project Description: To build a 5-storey commercial and residential building.

Applicant:	Agent:	Architect:
Ng, Architect	Allen Cham	Ng, Architect
703 - 15 Gervais Drive	2201 - 1900 Sheppard Avenue East	703 - 15 Gervais Drive
449-1307	495-0608	449-1307

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDMCRA 'D'; LDRA
Zoning District: CR L2 U200; R3 Z3
Height Limit (m): 18.0 ; 12.0
Site Specific Provision: NO
Historical Status: NO
Site Plan Control: YES

PROJECT INFORMATION

Site Area:	917.0 m ²	Height Storeys:	5 + 2 basements
Frontage:	30.4 m		
Depth:	Irregular	Metres:	16.6
Ground Floor:	688.3 m ²		
Residential GFA:	1849.2 m ²	Indoor	Outdoor
Non-Residential GFA:	1477.7 m ²	Parking Spaces:	33
Total GFA:	3326.9 m ²	Loading Docks:	1

DWELLING UNITS

Tenure:	Condo
Rooms:	
Beds:	
Bachelor:	
1 Bedroom:	14
2 Bedroom:	12
3 Bedroom:	
4 Bedroom:	
Total Units:	26

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	1849.2 m ²	
Retail	1477.7 m ²	
Parking and Loading		1491.6 m ²

PROPOSED DENSITY:

Residential Density: 2.0	Non-Residential Density: 1.6	Total Density: 3.6
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COMMENTS:

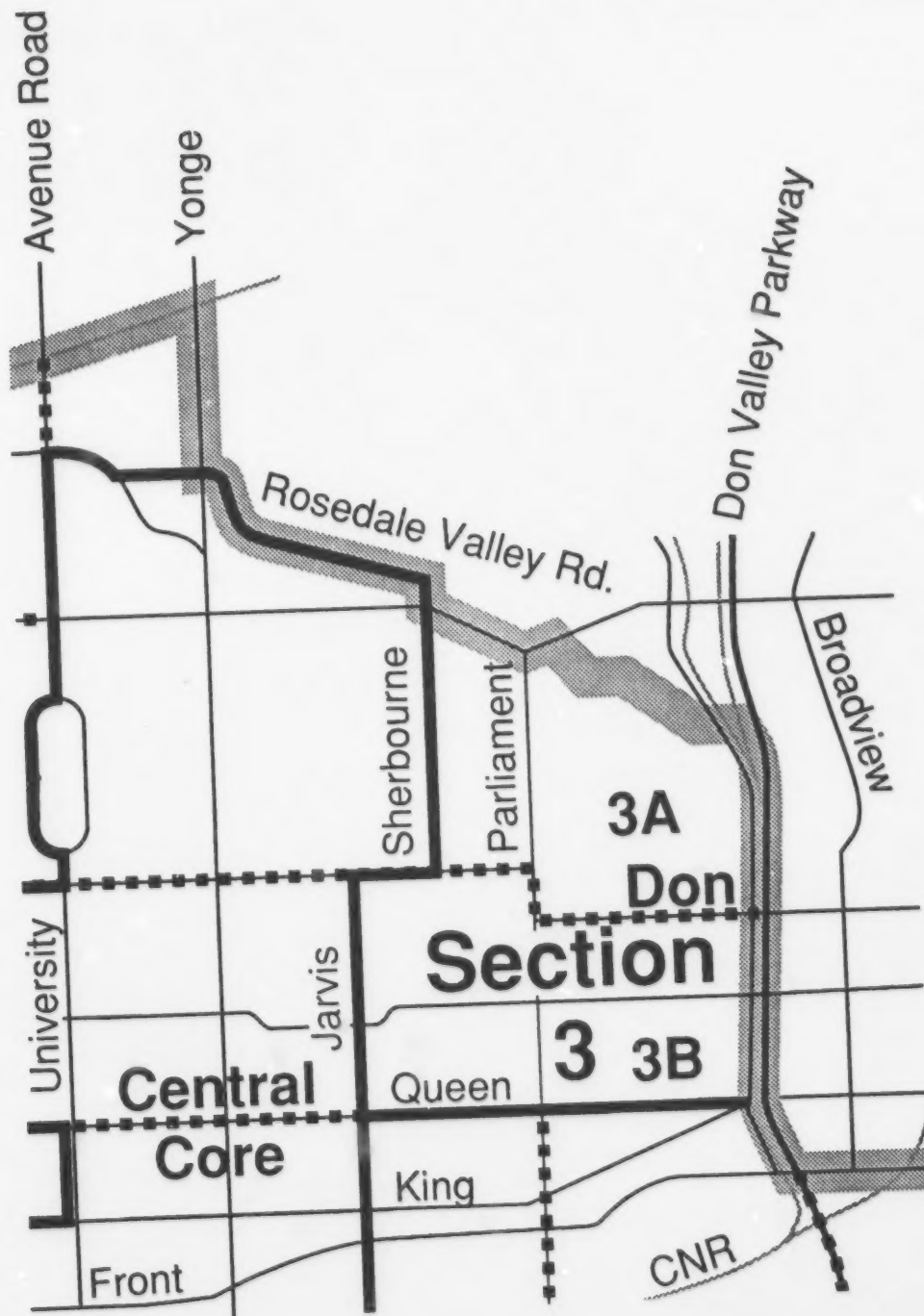
Status: Being reviewed.

Data valid: June 30, 1991

Planner: Helen Coombs

Phone: 392-7339/7613

SECTION 3



MAP 3A



APPLICATION

Development Review: Y
Reasoning: Y
O. P. A.: N

Application Number: 2129
Application Date: October 21, 1988
Date of Revision: September 15, 1989

Confirmed Municipal Address: 36, 38, 40 Amelia Street.

Nearest Intersection: North side of Amelia St., east of Parliament Street.

Project Description: Two pairs of semi-detached dwellings proposed at the rear of a row of three attached cottages.

Applicant:
Trotta Markson Dev. Inc.
160 Pears Ave.
961-2455

Agent:
John B. Conlin, Q.C.
500 - 120 Adelaide St. W.
367-0620

Architect:
Trotta Markson Dev. Inc.
160 Pears Ave.
961-2455

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDRA
Zoning District: R3 Z1.0
Height Limit (m): 11.6
Site Specific Provision: 154-90
Historical Status: LISTED
Site Plan Control: YES

PROJECT INFORMATION

Site Area: 1071.2 m²
Frontage: 27.3 m
Depth: 39.0 m

Height Storeys: 2.5 + basement
Metres: 9.3

Ground Floor: 432.2 m²
Residential GFA: 1067.9 m²
Total GFA: 1067.9 m²

Indoor Outdoor
Parking Spaces: 7
Loading Docks:

DWELLING UNITS

Tenure: Rental; Private
Rooms:
Beds:
Bachelor:
1 Bedroom:
2 Bedroom:
3 Bedroom: 7
4 Bedroom:
Total Units: 7

FLOOR AREA BREAKDOWN

Land Use: Above Grade: Below Grade:
Residential 1067.9 m² 363.3 m²

APPROVED DENSITY:

Residential Density: 1.0 Non-Residential Density: 0.0 Total Density: 1.0

COMMENTS:

Status: Building permit application.

Data valid: July 16, 1991

Planner: Pat Zolf

Phone: 392-7335/0411

Map Reference: 3A

APPLICATION

Development Review: N
Rezoning: Y
O. P. A.: N

Application Number: 2320
Application Date: June 20, 1991
Date of Revision:

Confirmed Municipality Address: 188, 190 Carlton St. and 25 Bleeker St.

Nearest Intersection: North side of Carlton St., at Bleeker St.

Project Description: To build social housing and retain the historical church and rectory buildings.

Applicant:
The Rector & Wardens of St. Peters
Anglican Church
188 Carlton St.
924-1891

Agent:
Gerald Robinson Arch.
165 John St.
591-9140

Architect:
Gerald Robinson Arch.
165 John St.
591-9140

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDMCRA
Zoning District: CR L1 U100 ; R3 Z1.0
Height Limit (m): 30.5 ; 11.6
Site Specific Provision: NO
Historical Status: 188 Carlton St., listed.
Site Plan Control: YES

PROJECT INFORMATION

Site Area: 3337.6 m²
Frontage: 56.8 m
Depth: Irregular

Height Storeys: 6 + basement
25.0 m
Metres:

Ground Floor:
Residential GFA: 4305.0 m²
Non-Residential GFA: 1040.0 m²
Total GFA: 5345.0 m²

Indoor Outdoor
Parking Spaces: 21 8
Loading Docks:

DWELLING UNITS

Tenure: Rental; Assisted
Rooms:
Beds:
Bachelor: 21
1 Bedroom: 24
2 Bedroom: 8
3 Bedroom: 2
4 Bedroom:
Total Units: 55

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	4305.0 m ²	
Institutional	1040.0 m ²	
Parking & Loading/Grade	185.8 m ²	682.8 m ²

PROPOSED DENSITY:

Residential Density: 1.29

Non-Residential Density: 0.31

Total Density: 1.60

COMMENTS:

Status: Being reviewed.

Data valid: June 30, 1991

Planner: Pat Zolf

Phone: 392-7335/0411

Map Reference: 3A

APPLICATION

Development Review:	Y	Application Number:	2274
Rezoning:	Y	Application Date:	August 24, 1990
O. P. A.:	Y	Date of Revision:	June 3, 1991

Confirmed Municipal Address: 310, 320 Gerrard Street East.

Nearest Intersection: North side of Gerrard St. E., east of Parliament St.

Project Description: To build an apartment and school building for social housing 86 units.

Applicant:	Agent:	Architect:
Lantana	Lantana	Reich & Petch Arch. Inc.
290 Shutter Street	290 Shutter Street	1815 Yonge Street
366-3746	366-3746	480-2020

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDRA
Zoning District: R3 Z1.0; C1 V1
Height Limit (m): 11.6 ; 13.7
Site Specific Provision: NO
Historical Status: NO
Site Plan Control: NO

PROJECT INFORMATION

Site Area:	3545.0 m ²	Height	Storeys:	5 + basement
Frontage:	50.7 m			
Depth:	63.4 m		Metres:	15.7
Ground Floor:	1642.0 m ²			
Residential GFA:	6789.0 m ²		Indoor	Outdoor
Non-Residential GFA:	1849.0 m ²	Parking Spaces:	56	
Total GFA:	8638.0 m ²	Loading Docks:		

DWELLING UNITS

Tenure:	Rental; Assisted
Rooms:	
Beds:	
Bachelor:	
1 Bedroom:	20
2 Bedroom:	30
3 Bedroom:	10
4 Bedroom:	
Total Units:	60

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	6509.0 m ²	280.0 m ²
School	1565.0 m ²	284.0 m ²
Parking and Loading		1885.9 m ²

PROPOSED DENSITY:

Residential Density: 1.9	Non-Residential Density: 0.5	Total Density: 2.4
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COMMENTS:

Status: Being processed - final report dated June 21, 1991 to LUC August 15, 1991.

Data valid: June 30, 1991

Planner: Tim Burkholder

Phone: 392-7335/0412

APPLICATION

Development Review: N
 Rezoning: Y
 O. P. A.: Y

Application Number: 2309
 Application Date: April 23, 1991
 Date of Revision:

Confirmed Municipal Address: 434 Gerrard Street East.

Nearest Intersection: North side of Gerrard St. E., at Sumach St.

Project Description: To convert and to build addition to existing commercial building for assisted housing.

Applicant:
 Diversified Building Corp.
 465 Queen St. E.

Agent:
 Diamond, Fairbairn
 393 University Ave.
 971-7000

Architect:
 Jurecka, Lobko, Tregebor
 251 King St. E.
 367-2499

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDRA
 Zoning District: R3 Z1.0
 Height Limit (m): 11.0
 Site Specific Provision: NO
 Historical Status: LISTED
 Site Plan Control: NO

PROJECT INFORMATION

Site Area: 358.5 m²
 Frontage: 12.1 m
 Depth: 29.2 m

Height Storeys: 3 + basement
 Metres: 12.4

Ground Floor: 332.3 m²
 Residential GFA: 1002.1 m²
 Total GFA: 1002.1 m²

Indoor Outdoor
 Parking Spaces: 2
 Loading Docks:

DWELLING UNITS

Tenure: Rental; Assisted
 Rooms:
 Beds:
 Bachelor: 2
 1 Bedroom: 14
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units: 16

FLOOR AREA BREAKDOWN

Land Use: Above Grade: Below Grade:
 Residential 1002.1 m²
 Storage 332.3 m²

PROPOSED DENSITY:

Residential Density: 2.8

Non-Residential Density: 0.0

Total Density: 2.8

COMMENTS:

Status: Preliminary report dated May 13, 1991

Data valid: July 17, 1991

Planner: Pat Zolf

Phone: 392-7335/0411

Map Reference: 3A

APPLICATION

Development Review:	Y	Application Number:	2228
Rezoning:	Y	Application Date:	February 5, 1990
O. P. A.:	N	Date of Revision:	

Confirmed Municipal Address: 520 Parliament St.; 40, 42, 44 and 46 Winchester Street.

Nearest Intersection: North-west corner of Parliament St. and Winchester St.

Project Description: To build a 3-storey commercial/residential building.

Applicant:	Agent:	Architect:
Chun Sok Han	Robert Truman & Assoc.	Sang-Man Yoon Arch.
520 Parliament St.	421 Eglinton Ave. W.	640 Bloor St. W.
	440-1205	588-3350

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDMCRA
Zoning District: CR L1 U150; R3 Z1.0
Height Limit (m): 13.7 ; 11.6
Site Specific Provision: 548-87
Historical Status: NO
Site Plan Control: In Part

PROJECT INFORMATION

Site Area:	900.3 m ²	Height	Storeys:	3 + basement
Frontage:	32.9 m			
Depth:	Irregular		Metres:	10.4
Ground Floor:	515.9 m ²			
Residential GFA:	1114.5 m ²		Indoor	Outdoor
Non-Residential GFA:	515.9 m ²	Parking Spaces:		8
Total GFA:	1630.4 m ²	Loading Docks:		

DWELLING UNITS

Tenure:	Rental; Private
Rooms:	
Beds:	
Bachelor:	1
1 Bedroom:	5
2 Bedroom:	3
3 Bedroom:	
4 Bedroom:	1
Total Units:	10

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	1114.5 m ²	
Retail	515.9 m ²	
Parking & Loading/Grade	157.0 m ²	
Storage		526.4 m ²

PROPOSED DENSITY:

Residential Density: 1.24	Non-Residential Density: 0.57	Total Density: 1.81
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COMMENTS:

Status: Preliminary report adopted by LUC September 18, 1990.

Data valid: July 17, 1991

Planner: Pat Zolf

Phone: 392-7335/0411

APPLICATION

Development Review: Y
 Reasoning: N
 O. P. A.: N

Application Number: 387120
 Application Date: May 19, 1987
 Date of Revision:

Confirmed Municipal Address: 539 Parliament Street.

Nearest Intersection: North-east corner Parliament and Winchester streets.

Project Description: To build a four-storey commercial building with basement parking facilities.

Applicant:
 Oakbram Investment Limited
 201 - 2 St. Clair Ave. E.
 964-1417

Agent:
 Oakbram Investment Limited
 201 - 2 St. Clair Ave. E.
 964-1417

Architect:
 Oakbram Investment Limited
 201 - 2 St. Clair Ave. E.
 964-1417

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDMCRA
 Zoning District: C1 V1
 Height Limit (m): 13.7
 Site Specific Provision: NO
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 889.7 m²
 Frontage: 22.0 m
 Depth: 40.4 m

Height Storeys: 4 + basement
 Metres: 15.0

Ground Floor: 752.0 m²
 Non-Residential GFA: 2666.0 m²
 Total GFA: 2666.0 m²

Indoor Outdoor
 Parking Spaces: 13
 Loading Docks:

DWELLING UNITS

Tenure:
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Office	1914.0 m ²	
Retail	540.0 m ²	
Services	212.0 m ²	
Parking and Loading		752.0 m ²

APPROVED DENSITY:

Residential Density: 0.0

Non-Residential Density: 3.0

Total Density: 3.0

COMMENTS:

Status: Construction stopped.

Data valid: July 17, 1991

Planner: Pat Zolf

Phone: 392-7335/0411

APPLICATION

Development Review: N
 Rezoning: Y
 O. P. A.: N

Application Number: 2023
 Application Date: August 24, 1987
 Date of Revision:

Confirmed Municipal Address: 209, 215, 225 Wellesley St. E., 25, 55, 101, 135, 149, 159 Bleecker St., 484 - 584 Ontario St., 405 Sherbourne St.

Nearest Intersection: In the block bounded by Wellesley St. E., Ontario St., Carlton St., and Bleecker St. plus a site at 405 Sherbourne St. in the block to the west.

Project Description: Request Zoning By-law amendment to permit the completion of the previous approved projects.

Applicant: Rosepark Howard Inv. plus seven other companies
 130 Adelaide St. W.

Agent: Robins, Appleby
 920 - 130 Adelaide St. W.
 868-1080

Architect:

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDRA
 Zoning District: R3 Z1.0 ; R4 Z1.0 ; R4 Z2.0 ; G
 Height Lim. (m): 30.5
 Site Spec. Provision: YES
 Historical Status: YES
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 35093.9 m²
 Main Site: 32092.6 m²
 Sherbourne Site: 3001.3 m²

Height Storeys:

Metres:

Parking Spaces: 546 (Existing + proposed)

DWELLING UNITS

Tenure:	Constructed	Proposed
Rooms:		
Beds:		
Bachelor:	195	
1 Bedroom:	323	106
2 Bedroom:	144	363
3 Bedroom:	111	
4 Bedroom:	14	5
Total Units:	787	474

FLOOR AREA BREAKDOWN (Not available)

Land Use:	Above Grade:	Below Grade:
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PROPOSED DENSITY:

Residential Density:	Non-Residential Density:	Total Density:
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COMMENTS: * Working Committee

Status: Being reviewed.

Data valid: June 30, 1991

Planner: Pat Zolf

Phone: 392-7335/0411

APPLICATION

Development Review: Y
 Rezoning: Y
 O. P. A.: N

Application Number: 1784
 Application Date: October 11, 1985
 Date of Revision:

Confirmed Municipal Address: 253, 253 1/2 Wellesley Street East.

Nearest Intersection: South side of Wellesley St. E., east of Ontario Street.

Project Description: Construction of an infill housing project.

Applicant:

Fong and Fong Holdings Ltd.
 195 Church Street
 864-0888

Agent:

Sedun Kanerva, Arch.
 74 Berkeley St.
 364-6665

Architect:

Sedun Kanerva, Arch.
 74 Berkeley St.
 364-6665

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDRA
 Zoning District: R3 Z1.0
 Height Limit (m): 11.6
 Site Specific Provision: 326-87
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 1389.5 m²
 Frontage: 17.9 m
 Depth: Irregular

Height Storeys: 2 + basement
 Metres: 8.8

Ground Floor: 630.3 m²
 Residential GFA: 1324.0 m²
 Total GFA: 1324.0 m²

Indoor Outdoor
 Parking Spaces: 16 3
 Loading Docks:

DWELLING UNITS

Tenure: Condo
 Rooms:
 Beds:
 Bachelor: 2
 1 Bedroom: 4
 2 Bedroom: 9
 3 Bedroom:
 4 Bedroom:
 Total Units: 15

FLOOR AREA BREAKDOWN

Land Use: Above Grade: Below Grade:
 Residential 1324.0 m² 445.5 m²
 Parking and Loading 442.7 m²

APPROVED DENSITY:

Residential Density: 0.95

Non-Residential Density: 0.00

Total Density: 0.95

COMMENTS:

Status: Under construction.

Data valid: June 30, 1991

Planner: Freda Fyles

Phone: 392-7335/0413





APPLICATION

Development Review: N
 Rezoning: Y
 O. P. A.: N

Application Number: 2262
 Application Date: June 25, 1990
 Date of Revision: February 28, 1991

Confirmed Municipal Address: 254 Berkeley Street.

Nearest Intersection: West side of Berkeley St., north of Shuter St.

Project Description: To build an apartment building for 41 assisted units.

Applicant:
 City of Toronto Non-Profit Housing Corp. Raymond Gaizutis
 112 Elizabeth St.
 392-7913

Agent:
 Raymond Gaizutis

Architect:
 Kearns Mancini Arch.
 269 Richmond St. W.
 585-2332

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDRA - South of Carlton Neighbourhood Part II Official Plan
 Zoning District: R3 Z1.0
 Height Limit (m): 11.6
 Site Specific Provision: NO
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area:	1757.8 m ²	Height	Storeys:	3.5 + basement
Frontage:	47.4 m			
Depth:	37.0 m		Metres:	11.3
Ground Floor:	1001.6 m ²			
Residential GFA:	3526.5 m ²		Indoor	Outdoor
Total GFA:	3526.5 m ²	Parking Spaces:	35	
		Loading Docks:		

DWELLING UNITS

Tenure: Rental; Assisted

Rooms:	
Beds:	
Bachelor:	
1 Bedroom:	16
2 Bedroom:	17
3 Bedroom:	8
4 Bedroom:	
Total Units:	41

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	3526.5 m ²	
Parking and Loading		1374.2 m ²

PROPOSED DENSITY:

Residential Density: 2.0 Non-Residential Density: 0.0 Total Density: 2.0

COMMENTS:

Status: Final report dated May 1, 1991 will proceed to LUC on August 15, 1991.

Data valid: June 30, 1991

Planner: Helen Bulat

Phone: 392-7335/7573

APPLICATION

Development Review:	Y	Application Number:	1915
Rezoning:	Y	Application Date:	March 4, 1986
O. P. A.:	N	Date of Revision:	June 19, 1987

Confirmed Municipal Address: 1 Defries Street

Nearest Intersection: East side of River St., south of Dundas St. E.

Project Description: Construct an industrial and commercial building.

Applicant:	Agent:	Architect:
430637 Ontario Ltd.	Alexander Boros, Arch.	Alexander Boros, Arch.
1 Defries St.	2888 Bathurst St.	2888 Bathurst St.
Toronto	782-2533	782-2533

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Restricted Industrial Area
 Zoning District: I2 D3
 Height Limit (m): NO
 Site Specific Provision: 444-88
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area:	828.6 m ²	Height	Storeys:	3 + PH + 2 basements
Frontage:	14.8 m		Metres:	15.8
Depth:	Irregular			
Ground Floor:	692.1 m ²		Indoor	Outdoor
Non-Residential GFA:	2490.0 m ²		Parking Spaces:	20
Total GFA:	2490.0 m ²		Loading Docks:	

DWELLING UNITS

Tenure:

Rooms:

Beds:

Bachelor:

1 Bedroom:

2 Bedroom:

3 Bedroom:

4 Bedroom:

Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Office	622.5 m ²	
Industrial	1867.5 m ²	
Services	157.3 m ²	173.0 m ²
Parking and Loading		1038.0 m ²
Warehouse		173.0 m ²

APPROVED DENSITY:

Residential Density: 0.0	Non-Residential Density: 3.0	Total Density: 3.0
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COMMENTS:

Status: Council approval May 20, 1988

Data valid: June 30, 1991

Planner: Freda Fyles

Phone: 392-7335/0413

APPLICATION

Development Review: Y Application Number: 2302
 Rezoning: Y Application Date: January 4, 1991
 O. P. A.: Y Date of Revision:

Confirmed Municipal Address: 280 Dundas Street East.

Nearest Intersection: North side of Dundas St. E., between Pembroke and Sherbourne Sts.

Project Description: Build a 3-storey infill residential building containing 28 social housing units.

Applicant:	Agent:	Architect:
Bradley Court Ltd.	Goodman and Carr	Strybos Assoc. Ltd.
108 Chestnut Street	2300 - 200 King Street West	205 - 130 Bridgland Ave.
599-0222	595-2300	785-1893

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDMCRA 'B'
 Zoning District: CR L1 U100; R3 Z1.0
 Height Limit (m): 11.6
 Site Specific Provision: NO
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Existing site area:	2844.8 m ²	Height	Storeys:	3 + basements
Existing bldg. area:	7146.0 m ²		Metres:	12.5
Proposed site area for new building:	647.2 m ²		Indoor	Outdoor
New building GFA:	1267.3 m ²	Parking Spaces:		
		Loading Docks:		

DWELLING UNITS

Tenure: Rental; Assisted
 Rooms:
 Beds:
 Bachelor: 28
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units: 28

FLOOR AREA BREAKDOWN (New Construction)

Land Use:	Above Grade:	Below Grade:
Residential	1267.3 m ²	
Service area		437.3 m ²

PROPOSED DENSITY:

Residential Density: 1.96 Non-Residential Density: 0.00 Total Density: 1.96

COMMENTS:

Status: Being reviewed.

Data valid: June 30, 1991

Planner: Pat Zolf

Phone: 392-0411/7335

APPLICATION

Development Review:	Y	Application Number:	389084
Rezoning:	N	Application Date:	April 25, 1989
O. P. A.:	N	Date of Revision:	October 22, 1990

Confirmed Municipal Address: 328, 330, 332 Dundas Street East.

Nearest Intersection: North side of Dundas St. E., east of Sherbourne Street.

Project Description: To renovate and to build additions to existing row houses.

Applicant:	Agent:	Architect:
Supportive Housing Coalition - Toronto	Green & Nogue Assoc.	P. Reuber Inc., Arch
134 Lower Sherbourne Street	60 St. Clair Ave. E	77 Berkeley Street
364-5917	961-4007	364-6776

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDMCRA
 Zoning District: CR L1 U100
 Height Limit (m): 11.6
 Site Specific Provision: NO
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area:	632.8 m ²	Height	Storeys:	2 + 5 + basement
Frontage:	15.9 m			
Depth:	39.3 m		Metres:	
Ground Floor:	285.0 m ²			
Residential GFA:	1360.0 m ²		Indoor	Outdoor
Total GFA:	1360.0 m ²		Parking Spaces:	3
			Loading Docks:	

DWELLING UNITS

Tenure:	Rental; Assisted
Rooms:	
Beds:	
Bachelor:	29
1 Bedroom:	
2 Bedroom:	
3 Bedroom:	
4 Bedroom:	
Total Units:	29

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	1125.0 m ²	235.0 m ²
Utilities		25.0 m ²

APPROVED DENSITY:

Residential Density: 0.0	Non-Residential Density: 2.1	Total Density: 2.1
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COMMENTS:

Status: Under construction.

Data valid: June 30, 1991

Planner: Leontine van Bruggen

Phone: 392-0423/7187

APPLICATION

Development Review:	Y	Application Number:	388222
Rezoning:	N	Application Date:	December 13, 1988
O. P. A.:	N	Date of Revision:	

Confirmed Municipal Address: 740 Dundas Street East.

Nearest Intersection: North side of Dundas St. E., west of Bayview Ave.

Project Description: Construct a 4-storey studio and warehouse addition.

Applicant:	Agent:	Architect:
Martin Tse	Martin Tse	Martin Tse
2750 14th Avenue, Markham	2750 14th Avenue, Markham	2750 14th Avenue, Markham
940-3188	940-3188	940-3188

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Restricted Industrial Area - Queen River Part II Plan

Zoning District: I2 D3

Height Limit (m): NO

Site Specific Provision: NO

Historical Status: NO

Site Plan Control: YES

PROJECT INFORMATIONSite Area: 2229.8 m²

Frontage: 61.8 m

Depth: Irregular

Height Storeys: 4

Metres: 20.7

Ground Floor: 1498.6 m²Non-Residential GFA: 6687.4 m²Total GFA: 6687.4 m²

Indoor Outdoor

Parking Spaces: 3

Loading Docks: 3

DWELLING UNITS

Tenure:

Rooms:

Beds:

Bachelor:

1 Bedroom:

2 Bedroom:

3 Bedroom:

4 Bedroom:

Total Units:

FLOOR AREA BREAKDOWN

Land Use:

Warehouse

Industrial

Parking and Loading

Above Grade:

3943.9 m²2743.5 m²

Below Grade:

284.3 m²1100.6 m²**APPROVED DENSITY:**

Residential Density: 0.0

Non-Residential Density: 3.0

Total Density: 3.0

COMMENTS:

Status: Council approval August 17, 1989.

Data valid: June 30, 1991

Planner: Barry Brooks

Phone: 392-7187/7196

APPLICATION

Development Review:	Y	Application Number:	390068
Rezoning:	N	Application Date:	May 15, 1990
O. P. A.:	N	Date of Revision:	

Confirmed Municipal Address: 761 Dundas Street East.

Nearest Intersection: South side of Dundas St. E., east of River Street.

Project Description: To build an automobile dealership and repair garage building.

Applicant:	Agent:	Architect:
Mercedes Benz Canada Inc.	McMillan Binch	Sankey Associates
849 Eglinton Ave. E	Box 38, Royal Bank Plaza, South Tower	150 Front Street E
425-3550	865-7010	869-1222

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDRA
 Zoning District: I2 D3
 Height Limit (m): NO
 Site Specific Provision: NO
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area:	3070.0 m ²	Height	Storeys:	4 + basement
Frontage:	54.9 m			
Depth:	Irregular		Metres:	17.0
Ground Floor:	1917.3 m ²			
Non-Residential GFA:	8073.6 m ²		Indoor	Outdoor
Total GFA:	8073.6 m ²		Parking Spaces:	18
			Loading Docks:	

DWELLING UNITS

Tenure:
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Services and Showroom	7679.5 m ²	1905.3 m ²
Parking and Loading	276.1 m ²	
Storage	118.0 m ²	12.0 m ²

APPROVED DENSITY:

Residential Density: 0.00	Non-Residential Density: 2.63	Total Density: 2.63
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COMMENTS:

Status: Under construction.

Data valid: June 30, 1991

Planner: Lori Martin

Phone: 392-7187/7190

APPLICATION

Development Review:	Y	Application Number:	2193
Rezoning:	Y	Application Date:	August 15, 1989
O. P. A.:	Y	Date of Revision:	June 11, 1991

Confirmed Municipal Address: 257, 261, 275, 281, 283, 285, 287, 289, and 291 Jarvis St.; 296, 298, 300, 314, 316, 318, 320, 322, 324, 326, 328, 330, and 332 George St.

Nearest Intersection: North of Dundas St. E. between Jarvis St. and George St.

Project Description: To build mixed residential/commercial project with roller rink.

Applicant:	Agent:	Architect:
City of Toronto Housing Dept.	City of Toronto Legal Dept.	John Cowie Arch.
112 Elizabeth St.	City Hall, West 14th Fl.	109 Queen St. E.
392-6602	392-7222	363-0343

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA; HDRA
 Zoning District: CR L2 U200; R3 Z3
 Height Limit (m): 30.5 ; 12.0
 Site Specific Provision: NO
 Historical Status: SEE COMMENTS
 Site Plan Control: YES

PROJECT INFORMATION

Site Area:	8366.0 m ²	Height	Storeys:	11 + penthouse + 2
Jarvis St. frontage:	132.0 m			basement
George St. frontage:	110.0 m		Metres:	31.8
Ground Floor:	6369.0 m ²		Indoor	Outdoor
Residential GFA:	27905.0 m ²		Parking Spaces:	218
Non-Residential GFA:	4065.0 m ²		Loading Docks:	
Total GFA:	31970.0 m ²			

DWELLING UNITS

Tenure:	Rental; Assisted
Rooms:	
Beds:	
Bachelor:	9
1 Bedroom:	107
2 Bedroom:	141
3 Bedroom:	27
4 Bedroom:	6
Total Units:	290

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	27460.0 m ²	445.0 m ²
Commercial	4065.0 m ²	
Storage	605.0 m ²	
Parking and Loading		7088.3 m ²

PROPOSED DENSITY:

Residential Density: 3.34	Non-Residential Density: 0.49	Total Density: 3.83
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COMMENTS: 285, 287, 289, and 291 Jarvis Street are designated historic.

Status: Final report dated July 6, 1991 to LUC on August 6, 1991.

Data valid: July 17, 1991

Planner: Pat Zolf

Phone: 392-7335/0411

APPLICATION

Development Review: Y
 Rezoning: Y
 O. P. A.: Y

Application Number: 2277
 Application Date: August 30, 1990
 Date of Revision:

Confirmed Municipal Address: 275 Ontario Street.

Nearest Intersection: East side of Ontario St., south of Dundas Street East.

Project Description: Alter an existing warehouse building for social housing 12 units.

Applicant:	Agent:	Architect:
City of Toronto Non-Profit Housing Corp.	City of Toronto Non-Profit Housing Corp.	Kearns Mancini
112 Elizabeth Street	112 Elizabeth Street	269 Richmond Street West
392-7913	392-7913	585-2332

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDRA
 Zoning District: R3 Z1.0
 Height Limit (m): 11.6
 Site Specific Provision: NO
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 622.8 m²
 Frontage: 9.3 m
 Depth: Irregular

Height Storeys: 3
 Metres: 10.6

Ground Floor: 461.2 m²
 Residential GFA: 1368.3 m²
 Total GFA: 1368.3 m²

Indoor Outdoor
 Parking Spaces: See comments
 Loading Docks:

DWELLING UNITS

Tenure: Rental; Assisted
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom: 6
 2 Bedroom: 6
 3 Bedroom:
 4 Bedroom:
 Total Units: 12

FLOOR AREA BREAKDOWN

Land Use: Above Grade: Below Grade:
 Residential 1368.3 m²

PROPOSED DENSITY:

Residential Density: 2.2 Non-Residential Density: 0.0 Total Density: 2.2

COMMENTS: 7 off-site parking spaces are provided in conjunction with 254 Berkeley St.

Status: Being processed - final report dated April 25, 1991 proceeds to LUC on August 15, 1991.

Data valid: June 30, 1991

Planner: Tim Burkholder

Phone: 392-7335/0412

APPLICATION

Development Review:	Y	Application Number:	388094/389060
Rezoning:	N	Application Date:	May 31, 1988
O. P. A.:	N	Date of Revision:	October 22, 1990

Confirmed Municipal Address: 197, 205 Parliament Street.

Nearest Intersection: East side of Parliament St., north of Queen Street East.

Project Description: To build a 7-storey assisted housing and non-profit office building.

Applicant:	Agent:	Architect:
Jessie's Centre for Teens Inc.	A. J. Diamond & Partner Arch.	A. J. Diamond & Partner Arch.
154 Bathurst St.	2 Berkeley St.	2 Berkeley St.
365-1888	862-8800	862-8800

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDMCRA
 Zoning District: CR L2 U200
 Height Limit (m): 14.0
 Site Specific Provision: NO
 Historical Status: NO
 Site Plan Control: NO

PROJECT INFORMATION

Site Area:	670.2 m ²	Height	Storeys:	7 + basement
Frontage:	21.9 m			
Depth:	30.6 m		Metres:	25.5
Ground Floor:	510.0 m ²			
Residential GFA:	1836.0 m ²		Indoor	Outdoor
Non-Residential GFA:	786.0 m ²	Parking Spaces:		5
Total GFA:	2852.0 m ²	Loading Docks:		

DWELLING UNITS

Tenure:	Rental; Assisted
Rooms:	
Beds:	
Bachelor:	
1 Bedroom:	8
2 Bedroom:	8
3 Bedroom:	8
4 Bedroom:	
Total Units:	16

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	1836.0 m ²	230.0 m ²
Institutional	786.0 m ²	

APPROVED DENSITY:

Residential Density: 2.70	Non-Residential Density: 1.17	Total Density: 3.87
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COMMENTS:

Status: Under construction.

Data valid: June 30, 1991

Planner: Freda Fyles

Phone: 392-7335/0413

APPLICATION

Development Review:	N	Application Number:	2164
Rezoning:	Y	Application Date:	March 21, 1989
O. P. A.:	Y	Date of Revision:	July 3, 1991

Confirmed Municipal Address: 296 Parliament Street.

Nearest Intersection: West side of Parliament Street between Dundas Street East and Shuter Street.

Project Description: To build a 5-storey building with retail and residential uses.

Applicant:	Agent:	Architect:
Canwang Holdings Ltd.	Peter Van Loan, Fraser & Beatty	Habash & Lam Arch.
256 - 9 Dundas St. W.	1 First Canadian Place	38 Amanda Drive
	863-4674	298-4399

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDMCRA A - South of Carlton Part II O.P.
 Zoning District: CR L1 U150
 Height Limit (m): 13.7
 Site Specific Provision: NO
 Historical Status: NO
 Site Plan Control: NO

PROJECT INFORMATION

Site Area:	1664.0 m ²	Height	Storeys:	5 + 2 basements
Frontage:	42.4 m			
Depth:	39.1 m		Metres:	17.7
Ground Floor:	821.0 m ²			
Residential GFA:	4128.0 m ²		Indoor	Outdoor
Non-Residential GFA:	849.0 m ²	Parking Spaces:	38	
Total GFA:	4977.0 m ²	Loading Docks:	2	

DWELLING UNITS

Tenure:	Condo
Rooms:	
Beds:	
Bachelor:	4
1 Bedroom:	36
2 Bedroom:	8
3 Bedroom:	
4 Bedroom:	
Total Units:	48

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	4128.0 m ²	
Retail	665.0 m ²	183.0 m ²
Parking and Loading		2411.3 m ²
Utilities		602.8 m ²

PROPOSED DENSITY:

Residential Density: 2.5	Non-Residential Density: 0.5	Total Density: 3.0
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COMMENTS:

Status: Preliminary report adopted by LUC October 9, 1990.

Data valid: July 15, 1991

Planner: Tim Burkholder

Phone: 392-0412/

APPLICATION

Development Review:	Y	Application Number:	2085
Rezoning:	Y	Application Date:	May 27, 1988
O. P. A.:	Y	Date of Revision:	April 20, 1990

Confirmed Municipal Address: 412 Queen Street East.

Nearest Intersection: North side of Queen St. E., at Tracy Street.

Project Description: To build a 4-storey addition to the rear of the existing hostel building.

Applicant:	Agent:	Architect:
Little Brothers of Good Sheppard	Kingsmill, Jennings	Dominic Amato
408 Queen Street East	1800 - 200 King St. W.	3800 Steele Ave. W.
869-3619	596-1455	851-7736

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDMCRA; LDRA
 Zoning District: CR L2 U200; R3 Z1.0
 Height Limit (m): 14.0 12.0
 Site Specific Provision: 49-90
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area:	1535.0 m ²	Height Storeys:	4 + basement
Frontage:	22.8 m	Metres:	13.8
Depth:	67.0 m		
Ground Floor:	1187.0 m ²	Indoor	Outdoor
Residential GFA:	1510.0 m ²	Parking Spaces:	6
Non-Residential GFA:	2745.0 m ²	Loading Docks:	
Total GFA:	4255.0 m ²		

DWELLING UNITS

Tenure:	Rental; Assisted
Rooms:	*2
Beds:	50
Bachelor:	17
1 Bedroom:	4
2 Bedroom:	
3 Bedroom:	**2
4 Bedroom:	
Total Units:	23

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Institutional	2410.0 m ²	335.0 m ²
Residential	1510.0 m ²	
Utilities		822.0 m ²

APPROVED DENSITY:

Residential Density: 1.8	Non-Residential Density: 1.0	Total Density: 2.8
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COMMENTS: * 50 bed hostel, existing. ** 5 bedroom communal apartments.

Status: Under construction.

Data valid: June 30, 1991

Planner: Freda Fyles

Phone: 392-7335/0413

APPLICATION

APPLICATION

Development Review:	Y
Rezoning:	N
O. P. A.:	N

Application Number: 389189
Application Date: November 1, 1989
Date of Revision: May 1, 1990

Confirmed Municipal Address: 49, 51 River Street and 310 Bayview Avenue.

Nearest Intersection: East side of River Street, south of Shuter Street.

Project Description: To build a photographic plant, design studio, office duplicating shop, wholesale establishment and restaurant building.

Applicant:
BGM Color Lab Ltd.
497 King St. E.
947-1325

Agent:
Mills & Mills
2500 - 145 King St. W.
863-0125

Architect:
Janis Kravis - Matsui, Baer, Vanstone Inc.
310 - 36 Wellington St. E.
363-6134

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDRA
Zoning District: CR L2 U150; I2 D3
Height Limit (m): 15.0
Site Specific Provision: NO
Historical Status: NO
Site Plan Control: YES

PROJECT INFORMATION

Site Area:	8152.0 m ²
Frontage:	55.3 m
Depth:	Irregular

Height Storeys: 18 + 2 basements

Metres: 67.7

Ground Floor:	4391.8 m ²
Non-Residential GFA:	35522.0 m ²
Total GFA:	35522.0 m ²

	Indoor	Outdoor
Parking Spaces:	300	
Loading Docks:	5*	

DWELLING UNITS

Tenure:
Rooms:
Beds:
Bachelor:
1 Bedroom:
2 Bedroom:
3 Bedroom:
4 Bedroom:
Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Industrial	26104.9 m ²	
Parking and Loading	7141.0 m ²	4747.2 m ²
Office	1672.2 m ²	
Retail	603.9 m ²	
Utilities		1701.6 m ²

APPROVED DENSITY:

Residential Density: 0.00

Non-Residential Density: 4.36

Total Density: 4.36

COMMENTS: * 3 Type B and 2 Type C indoor loading docks.

Status: Approved by Council May 28, 1990.

Data valid: June 30, 1991

Planner: Leontine van Bruggen

Phone: 392-7187/0423

APPLICATION

Development Review: Y
 Rezoning: N
 O. P. A.: N

Application Number: 390157
 Application Date: December 17, 1990
 Date of Revision:

Confirmed Municipal Address: 77 River Street.

Nearest Intersection: South of Dundas St. E., one block west of Bayview Ave.

Project Description: To build a 3-storey addition to an existing office building and 2 levels of parking structure.

Applicant:

Allan M. Young, Arch.
 275 Macpherson Ave.
 961-1411

Agent:

Allan M. Young, Arch.
 275 Macpherson Ave.
 961-1411

Architect:

Allan M. Young, Arch.
 275 Macpherson Ave.
 961-1411

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDRA
 Zoning District: CR L2 U150
 Height Limit (m): 15.0
 Site Specific Provision: NO
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 1782.7 m²
 Frontage: 60.3 m
 Depth: 29.5 m

Height Storeys: 5
 Metres: 15.7

Ground Floor: 1109.2 m²
 Residential GFA: 3882.4 m²
 Total GFA: 3882.4 m²

Indoor Outdoor
 Parking Spaces: 38 8
 Loading Docks: 3

DWELLING UNITS

Tenure: Rental; Private
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units:

FLOOR AREA BREAKDOWN (Existing + Addition)

Land Use:	Above Grade:	Below Grade:
Office	2819.1 m ²	178.9 m ²
Parking and Loading	1063.2 m ²	

APPROVED DENSITY:

Residential Density: 0.00

Non-Residential Density: 2.17

Total Density: 2.17

COMMENTS:

Status: Council approval - June 17, 1991.

Data valid: June 30, 1991

Planner: Blair Martin

Phone: 392-7187/0425

APPLICATION

Development Review: Y
 Rezoning: N
 O. P. A.: N

Application Number: 389020
 Application Date: January 27, 1989
 Date of Revision:

Confirmed Municipal Address: 240 Shuter Street.

Nearest Intersection: North side of Shuter St., east of Ontario Street.

Project Description: To make interior alterations to existing residential building.

Applicant:
 546425 Ontario Limited
 302 - 120 Carlton St.
 972-0124

Agent:
 Owens, O'Donohue & Wright
 14 Birch Ave.
 926-9800

Architect:
 Maranga Arch. Inc.
 1415 Bathurst St.
 534-4755

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDRA
 Zoning District: R3 Z3
 Height Limit (m): 11.6
 Site Specific Provision: 39-76
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 854.7 m²
 Frontage: 30.5 m
 Depth: Irregular

Height Storeys: 4
 Metres: 9.4

Ground Floor: 210.7 m²
 Residential GFA: 852.6 m²
 Total GFA: 852.6 m²

Indoor Outdoor
 Parking Spaces: 300
 Loading Docks:

DWELLING UNITS

Tenure: Rental; Private
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom: 16
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units: 16

FLOOR AREA BREAKDOWN

Land Use: Above Grade: Below Grade:
 Residential 852.6 m²

PROPOSED DENSITY:

Residential Density: 0.99 Non-Residential Density: 0.00 Total Density: 0.99

COMMENTS:

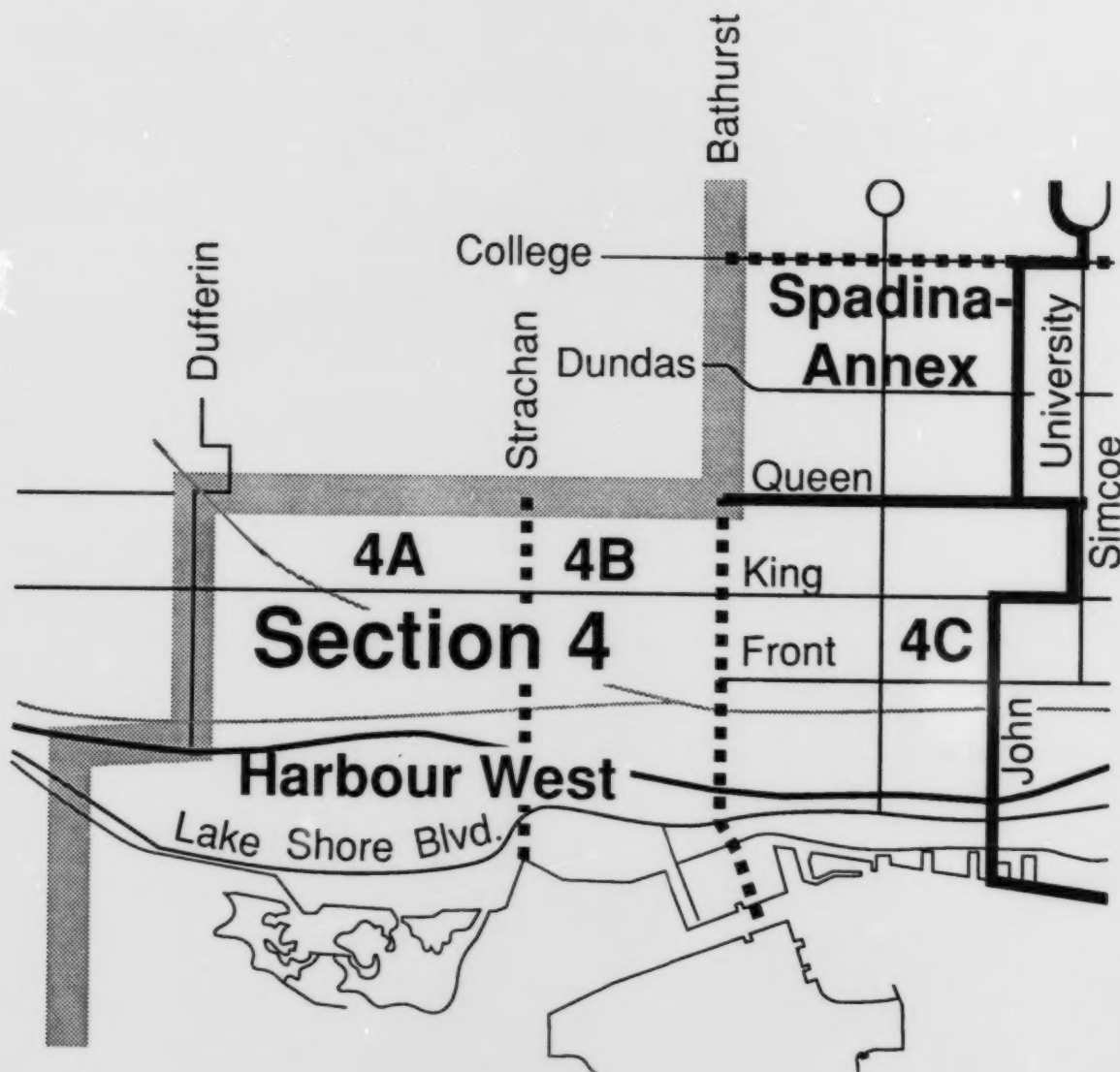
Status: Application deferred by LUC at the request of the applicant.

Data valid: June 30, 1991

Planner: Blair Martin

Phone: 392-7187/0425

SECTION 4



MAP 4A



APPLICATION

Development Review:	Y	Application Number:	388173
Rezoning:	N	Application Date:	September 14, 1988
O. P. A.:	N	Date of Revision:	January 3, 1989

Confirmed Municipal Address: South east part of 915 King St. W.

Nearest Intersection: South side of King St. W., west of Strachan Ave.

Project Description: To build a data processing establishment.

Applicant:	Agent:	Architect:
C.I.B.C.	NORR Partnership Arch. Eng.	NORR Partnership Arch. Eng.
Commerce Court	40 University Ave.	40 University Ave.
784-7720	977-1266	977-1266

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Restricted Industrial Area
 Zoning District: IC D6 N2.5; G
 Height Limit (m): 36.5 ; 23.0
 Site Specific Provision: 694-86
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area:	7198.6 m ²	Height	Storeys:	18 + 6 basements
Frontage:	59.3 m			
Depth:	Irregular		Metres:	76.4
Ground Floor:	5759.8 m ²			
Non-Residential GFA:	71254.0 m ²		Indoor	Outdoor
Total GFA:	71254.0 m ²	Parking Spaces:	847	
		Loading Docks:		

DWELLING UNITS

Tenure:
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Industrial	71245.0 m ²	
Utilities	5759.8 m ²	
Parking and Loading		27958.2 m ²
Storage		3195.8 m ²

APPROVED DENSITY:

Residential Density: 0.0	Non-Residential Density: 9.9	Total Density: 9.9
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COMMENTS:

Status: Building permit application lapsed/withdrawn on March 20, 1990.

Data valid: June 30, 1991

Planner: Paul Byrne

Phone: 392-7339/7349

APPLICATION

Development Review:	Y	Application Number:	2078
Rezoning:	Y	Application Date:	May 5, 1988
O. P. A.:	Y	Date of Revision:	March 13, 1991

Confirmed Municipal Address: 1030 King Street West (west part) and 15 Sudbury St.

Nearest Intersection: North side of King St. W., west of Shaw Street.

Project Description: Official Plan and Rezoning By-law amendments requested to permit residential development on industrial land.

Applicant:	Agent:	Architect:
King Business Centre Inc.	Lyons, Goodman, Iacono, Smith & Berkow	Page and Steele
65 Queen St. W.	2000 - 130 Adelaide St. W.	110 Eglinton Ave. E.
861-9141	869-0123	485-9666

PLANNING CONTROLS (For verification refer to Chief Building Official)Official Plan Designation: Restricted Industrial Area Massey-Ferguson Part II;
Restricted Industrial Area Part I Official Plan

Zoning District: IC D7 N2; I2 D5
 Height Limit (m): 23.0
 Site Specific Provision: 694-86
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATIONSite Area: 30188.5 m²

Height Storeys:

Metres:

Residential GFA: 99041.0 m²
 Non-Residential GFA: 2230.0 m²
 Total GFA: 101271.0 m²

Indoor Outdoor

Parking Spaces: 647

Loading Docks:

DWELLING UNITS

Tenure: Rental; Private

Rooms:
 Beds:
 Bachelor: 499
 1 Bedroom: 562
 2 Bedroom: 187
 3 Bedroom:
 4 Bedroom:
 Total Units: 1248

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	99041.0 m ²	
Retail	1858.0 m ²	
Daycare	372.0 m ²	
Parking and Loading		21037.2 m ²

PROPOSED DENSITY:

Residential Density: 3.28

Non-Residential Density: 0.07

Total Density: 3.35

COMMENTS:

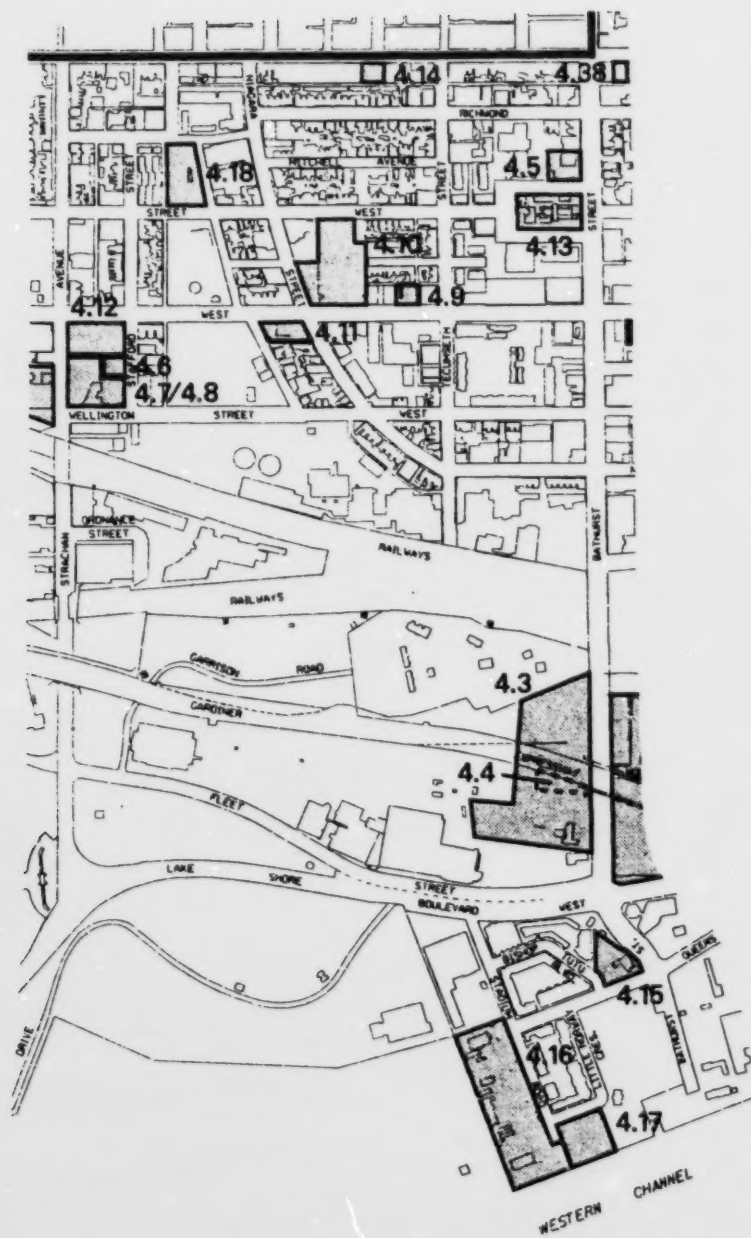
Status: Preliminary Report dated April 2, 1991.

Data valid: June 30, 1991

Planner: Paul Byrne

Phone: 392-7217/7349

MAP 4B





Map Reference: 4B

APPLICATION

Development Review: N
Rezoning: Y
O. P. A.: Y

Application Number: 2304
Application Date: February 21, 1991
Date of Revision:

Confirmed Municipal Address: 20 and 24 Bathurst St., 2 and 20 Housey St. and 500 Lake Shore Blvd. W.

Nearest Intersection: Bathurst St. and Lake Shore Blvd. W.

Project Description: O.P.A. request for 7 times overall density limit, while industrial density be permitted to 4 times, including 1.5 times commercial or institutional and residential to 3 times the site area.

Applicant:
864019 Ontario Inc.
400 - 1155 Yonge St.
962-9080

Agent:
M. L. Sparrow, Weir and Foulds
2 First Canadian Place
365-1110

Architect:

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: General Use Area - Central Waterfront Plan

Zoning District: IC D3 N1.5

Height Limit (m): N/A

Site Specific Provision: 612-85

Historical Status: 500 Lake Shore Blvd. W., listed

Site Plan Control: YES

PROJECT INFORMATION

Site Area: 90845.0 m²

Frontage: Irregular

Depth: Irregular

Height Storeys:

Metres:

Residential GFA: 272535.0 m²

Non-Residential GFA: 363380.0 m²

Total GFA: 635915.0 m²

Indoor

Outdoor

Parking Spaces:

Loading Docks:

DWELLING UNITS

Tenure: No data
Rooms: provided

Beds:

Bachelor:

1 Bedroom:

2 Bedroom:

3 Bedroom:

4 Bedroom:

Total Units:

FLOOR AREA BREAKDOWN (No data provided)

Land Use: Above Grade: Below Grade:

PROPOSED DENSITY:

Residential Density: 3.0

Non-Residential Density: 4.0

Total Density: 7.0

COMMENTS:

Status: Being reviewed.

Data valid: June 30, 1991

Planner: Lynda Macdonald

Phone: 392-7618

APPLICATION

Development Review:	N	Application Number:	2068
Rezoning:	Y	Application Date:	March 17, 1988
O. P. A.:	Y	Date of Revision:	

Confirmed Municipal Address: 24 Bathurst Street (East Part).

Nearest Intersection: West side of Bathurst St., north of Lake Shore Blvd. W.

Project Description: A mixed-use development.

Applicant:	Agent:	Architect:
IPCF Properties Inc.	Borden & Elliot	
22 St. Clair Ave. W.	250 University Ave.	
967-7826	593-2367	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: General Use Area - Central Waterfront Plan
 Zoning District: IC D3 N1.5
 Height Limit (m): N/A
 Site Specific Provision: NO
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area:	17742.7 m ²	Height Storeys:	4 + basement
Frontage:	165.3 m		
Depth:	Irregular	Metres:	
Ground Floor:	8361.5 m ²		
Residential GFA:	2999.9 m ²	Indoor	Outdoor
Non-Residential GFA:	15540.6 m ²	Parking Spaces:	740
Total GFA:	18540.5 m ²	Loading Docks:	

DWELLING UNITS

Tenure:	Condo
Rooms:	
Beds:	
Bachelor:	
1 Bedroom:	
2 Bedroom:	
3 Bedroom:	18
4 Bedroom:	
Total Units:	18

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Retail	11360.1 m ²	
Industrial	4180.5 m ²	
Residential	2999.9 m ²	
Parking and Loading	11148.0 m ²	8970.0 m ²

PROPOSED DENSITY:

Residential Density: 0.17	Non-Residential Density: 0.88	Total Density: 1.05
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COMMENTS: 500 Lake Shore Blvd. W. is also part of this application. See page 4.28, Map 4C for project information.

Status: Application on hold.

Data valid: June 30, 1991

Planner: Lynda Macdonald

Phone: 392-7618

APPLICATION

Development Review:	Y	Application Number:	2029
Rezoning:	Y	Application Date:	September 18, 1987
O. P. A.:	Y	Date of Revision:	March, 21, 1990

Confirmed Municipal Address: 140 Bathurst Street

Nearest Intersection: West side of Bathurst St., south of Richmond St. W.

Project Description: An 8-storey mixed use building containing 109 dwelling units under a social housing program.

Applicant:	Agent:	Architect:
Buduchnist Toronto Credit Union	Perry & Outerbridge	Edward Galanyk Arch.
140 Bathurst St.	2200 - 121 King St. W.	2388 Bloor St. W.
363-1326	869-3333	763-6066

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Mixed Industrial Residential Area
 Zoning District: I1 D3
 Height Limit (m): 18.0
 Site Specific Provision: NO
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area:	2233.0 m ²	Height Storeys:	8 + basement
Frontage:	45.1 m		
Depth:	49.5 m	Metres:	23.2
Ground Floor:	1451.1 m ²		
Residential GFA:	8877.3 m ²	Indoor	Outdoor
Non-Residential GFA:	1171.2 m ²	Parking Spaces: 51	11
Total GFA:	10048.5 m ²	Loading Docks:	

DWELLING UNITS

Tenure:	Rental; Assisted
Rooms:	
Beds:	
Bachelor:	7
1 Bedroom:	50
2 Bedroom:	52
3 Bedroom:	
4 Bedroom:	
Total Units:	109

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	8877.3 m ²	
Institutional	1171.2 m ²	
Parking & Loading/Grade	255.5 m ²	1658.3 m ²

PROPOSED DENSITY:

Residential Density: 4.0	Non-Residential Density: 0.5	Total Density: 4.5
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COMMENTS:

Status: Final report adopted by LUC

Data valid: June 30, 1991

Planner: Paul Byrne

Phone: 392-7339/7349

APPLICATION

Development Review: Y
 Rezoning: N
 O. P. A.: N

Application Number: 390132
 Application Date: November 19, 1990
 Date of Revision:

Confirmed Municipal Address: 19 Canniff Street (previously part of 881 King St. W.)

Nearest Intersection: South side of King St. W., east of Strachan Ave.

Project Description: To build a commercial building.

Applicant:
 King Business Centre
 1120 - 36 Toronto St.
 866-3182

Agent:
 Goodman and Carr
 2300 - 200 King St. W.
 597-1045

Architect:
 Beinhaker Irwin Assoc.
 240 Richmond St. W.
 596-0473

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Restricted Industrial Area - Massey Ferguson Official Plan
 Zoning District: IC D7 N6.5
 Height Limit (m): 55.0
 Site Specific Provision: 694-86
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 2078.1 m²
 Frontage: 34.9 m
 Depth: 59.4 m

Height Storeys: 7 + mech. PH. + 4
 basements
 Metres: 37.8

Ground Floor: 1587.6 m²
 Non-Residential GFA: 13104.9 m²
 Total GFA: 13104.9 m²

Indoor Outdoor
 Parking Spaces: 141
 Loading Docks:

DWELLING UNITS

Tenure:
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Office	11013.7 m ²	
Retail	1357.8 m ²	
Parking and Loading		4584.6 m ²
Storage		1712.3 m ²
Utilities		1228.2 m ²
Retail Recreation		733.4 m ²

PROPOSED DENSITY:

Residential Density: 0.0

Non-Residential Density: 6.3

Total Density: 6.3

COMMENTS:

Status: Being reviewed.

Data valid: June 30, 1991

Planner: Paul Byrne

Phone: 392-7339/7349

APPLICATION

Development Review: Y
 Rezoning: N
 O. P. A.: N

Application Number: 388223
 Application Date: December 14, 1988
 Date of Revision:

Confirmed Municipal Address: 21 Canniff Street (previously part of 881 King Street West)

Nearest Intersection: North-east corner of Wellington St. & Strachan Ave.

Project Description: To build a telephone equipment building (Phase 1).

Applicant:

The Dubois Plumb Partnership
 76 Richmond St. E.
 363-1103

Agent:

The Dubois Plumb Partnership
 76 Richmond St. E.
 363-1103

Architect:

The Dubois Plumb Partnership
 76 Richmond St. E.
 363-1103

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Restricted Industrial Area

Zoning District: IC D6 N2.5

Height Limit (m): 55.0

Site Specific Provision: 694-86

Historical Status: NO

Site Plan Control: YES

PROJECT INFORMATION (Phase 1 & 2)

Site Area: 2894.0 m²

Frontage: 48.8 m

Depth: 59.3 m

Height Storeys: 4 + 4 basements

Metres: 25.9

Ground Floor: 2650.0 m²

Non-Residential GFA: 17560.0 m²

Total GFA: 17560.0 m²

Indoor Outdoor

Parking Spaces: 120

Loading Docks:

DWELLING UNITS**Tenure:**

Rooms:

Beds:

Bachelor:

1 Bedroom:

2 Bedroom:

3 Bedroom:

4 Bedroom:

Total Units:

FLOOR AREA BREAKDOWN (Phase 1 only)

Land Use: Above Grade: Below Grade:

Utilities 10120.0 m² 5635.0 m²

Parking and Loading 5625.0 m²

APPROVED DENSITY:

Residential Density: 0.00

Non-Residential Density: 6.07

Total Density: 6.07

COMMENTS:

Status: Under construction - See page 4.8 for Phase 2 development.

Data valid: June 30, 1991

Planner: Paul Byrne

Phone: 392-7339/7349

APPLICATION

Development Review: Y
 Rezoning: N
 O. P. A.: N

Application Number: 388223
 Application Date: December 14, 1988
 Date of Revision:

Confirmed Municipal Address: 21 Canniff Street (previously part of 881 King St. W.)

Nearest Intersection: North-east corner of Wellington St. & Strachan Ave.

Project Description: A three-storey addition to the telephone equipment building presently under construction (Phase II).

Applicant:	Agent:	Architect:
The Dubois Plumb Partnership	The Dubois Plumb Partnership	The Dubois Plumb Partnership
76 Richmond St. E.	76 Richmond St. E.	76 Richmond St. E.
363-1103	363-1103	636-1103

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Restricted Industrial Area
 Zoning District: IC D6 N2.5
 Height Limit (m): 55.0
 Site Specific Provision: 694-86
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION (Phase 1 & 2)

Site Area:	2894.0 m ²	Height Storeys:	7 + 4 basements
Frontage:	48.8 m		
Depth:	59.3 m	Metres:	
Ground Floor:	2650.0 m ²		
Non-Residential GFA:	17560.0 m ²	Indoor	Outdoor
Total GFA:	17560.0 m ²	Parking Spaces:	120
		Loading Docks:	

DWELLING UNITS

Tenure:
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units:

FLOOR AREA BREAKDOWN (Phase 2 only)

Land Use: Above Grade: Below Grade:
 Utilities 7440.0 m²

APPROVED DENSITY:

Residential Density: 0.00 Non-Residential Density: 6.07 Total Density: 6.07

COMMENTS: See page 4.7 for Phase 1 development.

Status: Council approval July 13, 1989.

Data valid: June 30, 1991

Planner: Paul Byrne

Phone: 392-7339/7349

Map Reference: 4B

APPLICATION

Development Review: Y
Rezoning: N
O. P. A.: N

Application Number: 386200
Application Date: November 27, 1986
Date of Revision:

Confirmed Municipal Address: 780, 782 King Street West.

Nearest Intersection: North side of King St. W., west of Tecumseth St.

Project Description: To build an addition to existing building for industrial uses.

Applicant:
David Stickney, Arch.
786 King St. W.
864-1160

Agent:
David Stickney, Arch.
786 King St. W.
864-1160

Architect:
David Stickney, Arch.
786 King St. W.
864-1160

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Area of Industry
Zoning District: I1 D3
Height Limit (m): 18.0
Site Specific Provision: NO
Historical Status: NO
Site Plan Control: YES

PROJECT INFORMATION

Site Area: 454.8 m²
Frontage: 15.7 m
Depth: 29.0 m

Height Storeys: 4 + basement
Metres: 18.0

Ground Floor: 366.0 m²
Non-Residential GFA: 1462.3 m²
Total GFA: 1462.3 m²

Indoor Outdoor
Parking Spaces: 2
Loading Docks:

DWELLING UNITS

Tenure:
Rooms:
Beds:
Bachelor:
1 Bedroom:
2 Bedroom:
3 Bedroom:
4 Bedroom:
Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Industrial	1462.3 m ²	
Warehouse		438.1 m ²

APPROVED DENSITY:

Residential Density: 0.0

Non-Residential Density: 3.2

Total Density: 3.2

COMMENTS:

Status: Council approval August 10, 1987.

Data valid: June 30, 1991

Planner: Helen Coombs

Phone: 392-7339/7613

APPLICATION

Development Review: N
 Rezoning: Y
 O. P. A.: Y

Application Number: 2311
 Application Date: April 23, 1991
 Date of Revision:

Confirmed Municipal Address: 800 King Street West.

Nearest Intersection: North side of King St. W., east of Niagara St.

Project Description: To build a project containing several buildings with a total of 389 units plus retail.

Applicant:
 The Bank of Nova Scotia
 44 King St. W.
 866-7871

Agent:
 Goodman and Carr
 3000 - 20 Queen St. W.
 595-2300

Architect:
 Page & Steele
 110 Eglinton Ave. E.
 485-9666

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Mixed Industrial Residential Area
 Zoning District: I1 D3
 Height Limit (m): 18.0
 Site Specific Provision: NO
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 10416.0 m²
 Frontage: 83.9 m
 Depth: Irregular

Height Storeys: Various heights for the
 specific buildings
 Metres:

Residential GFA: 34971.0 m²
 Non-Residential GFA: 1486.0 m²
 Total GFA: 36457.0 m²

Indoor Outdoor
 Parking Spaces: 600
 Loading Docks:

DWELLING UNITS

Tenure: Rental; Private Rental; Assisted
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units: 290 99

FLOOR AREA BREAKDOWN

Land Use: Above Grade: Below Grade:
 Residential 34971.0 m²
 Retail 1486.0 m²
 Parking and Loading 19509.0 m²

PROPOSED DENSITY:

Residential Density: Non-Residential Density: Total Density:

COMMENTS: * Proposed density to be determined.

Status: Being reviewed.

Data valid: June 30, 1991

Planner: Helen Coombs

Phone: 392-7613/7339

Map Reference: 4B

APPLICATION

Development Review:	Y	Application Number:	2126
Rezoning:	Y	Application Date:	October 6, 1988
O. P. A.:	Y	Date of Revision:	September 1, 1989

Confirmed Municipal Address: 833 King St. W.

Nearest Intersection: South side of King St. W., west of Niagara St.

Project Description: A nine storey mixed use building containing 58 units

Applicant:	Agent:	Architect:
Dollarton MUV Holding Ltd.	Fraser & Beatty	J. Markson Arch.
1 First Canadian Place	1 First Canadian Place	400 - 160 Pears Ave.
863-4404	863-4404	920-3131

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Mixed Industrial Residential Area
Zoning District: I1 D3
Height Limit (m): 18.0
Site Specific Provision: 86-91
Historical Status: LISTED
Site Plan Control: YES

PROJECT INFORMATION

Site Area:	1724.0 m ²	Height	Storeys:	9 + 3 basements
Frontage:	61.5 m			
Depth:	Irregular		Metres:	26.0

Residential GFA:	5241.0 m ²	Indoor	Outdoor
Non-Residential GFA:	741.3 m ²	Parking Spaces: 64	5
Total GFA:	5982.3 m ²	Loading Docks:	

DWELLING UNITS

Tenure:	Condo
Rooms:	
Beds:	
Bachelor:	4
1 Bedroom:	27
2 Bedroom:	27
3 Bedroom:	
4 Bedroom:	
Total Units:	58

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	5241.0 m ²	670.0 m ²
Retail	741.3 m ²	
Parking & Loading		2601.2 m ²

APPROVED DENSITY:

Residential Density: 3.04	Non-Residential Density: 0.43	Total Density: 3.47
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COMMENTS:

Status: Council approval - February 4, 1991

Data valid: June 30, 1991

Planner: Helen Coombs

Phone: 392-7339/7613

Map Reference: 4B

APPLICATION

Development Review: Y
Rezoning: N
O. P. A.: N

Application Number: 389056
Application Date: March 21, 1989
Date of Revision: May 26, 1989

Confirmed Municipal Address: 901 King Street West.

Nearest Intersection: South-east corner of Strachan Ave. and King St. West

Project Description: To build a 8-storey commercial office building on block 8a of the Massey-Ferguson lands.

Applicant:
King Business Centre Inc.
1120 - 36 Toronto St.
866-3176

Agent:
Douglas Quick
Commerce Court West
896-5665

Architect:
Beinhaker/Irwin Assoc.
240 Richmond St. W.
596-0473

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Restricted Industrial Area
Zoning District: IC D6 N2.5
Height Limit (m): 55.0
Site Specific Provision: 694-86
Historical Status: NO
Site Plan Control: YES

PROJECT INFORMATION

Site Area: 3687.4 m²
Frontage: 83.9 m
Depth: 43.9 m

Height Storeys: 8 + 4 basements
Metres: 28.0

Ground Floor: 3399.6 m²
Non-Residential GFA: 22483.7 m²
Total GFA: 22483.7 m²

Indoor Outdoor
Parking Spaces: 396
Loading Docks: 2

DWELLING UNITS

Tenure:
Rooms:
Beds:
Bachelor:
1 Bedroom:
2 Bedroom:
3 Bedroom:
4 Bedroom:
Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Office	19836.0 m ²	
Utilities	3417.4 m ²	
Retail	1746.0 m ²	
Restaurant	549.9 m ²	
Parking and Loading		14363.6 m ²
Health Club		351.8 m ²

APPROVED DENSITY:

Residential Density: 0.00

Non-Residential Density: 6.09

Total Density: 6.09

COMMENTS:

Status: Under construction.

Data valid: June 30, 1991

Planner: Paul Byrne

Phone: 392-7339/7349

Map Reference: 4B

APPLICATION

Development Review: Y
Rezoning: N
O. P. A.: N

Application Number: 390109
Application Date: August 14, 1990
Date of Revision:

Confirmed Municipal Address: 9 Portugal Square.

Nearest Intersection: West of Bathurst St., between Richmond St. W. and King St. W.

Project Description: To build assisted housing for 14 dwelling units.

Applicant:
Domenic Amato, Arch.
3800 Steeles Ave. W.
851-7736

Agent:
Domenic Amato Arch.
3800 Steeles Ave. W.
851-7736

Architect:
Domenic Amato Arch.
3800 Steeles Ave. W.
851-7736

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDRA
Zoning District: R3 Z1.0
Height Limit (m): 18.0
Site Specific Provision: NO
Historical Status: LISTED
Site Plan Control: YES

PROJECT INFORMATION

Site Area:	4920.0 m ²	Height Storeys:	3 + basement
Frontage:	51.4 m		
Depth:	95.5 m	Metres:	12.2
Ground Floor:	2080.0 m ²		
Residential GFA:	1604.3 m ²	Indoor	Outdoor
Non-Residential GFA:	1788.0 m ²	Parking Spaces:	41 (existing)
Total GFA:	3392.3 m ²	Loading Docks:	

DWELLING UNITS

Tenure:	Rental; Private	Rental; Assisted
Rooms:		
Beds:		
Bachelor:		12
1 Bedroom:		2
2 Bedroom:		
3 Bedroom:	1	
4 Bedroom:		
Total Units:	1	14

FLOOR AREA BREAKDOWN (Existing + new construction)

Land Use:	Above Grade:	Below Grade:
Institutional	1788.0 m ²	
Residential	1492.0 m ²	112.3 m ²
Parking and Loading	952.2 m ²	
Storage	373.0 m ²	
Utilities		515.4 m ²

PROPOSED DENSITY:

Residential Density:* Non-Residential Density:* Total Density:*

COMMENTS: * The proposed density is not known at this time since the site area for the proposed apartment building will be severed from the church property.

Status: Being reviewed.

Data valid: June 30, 1991

Planner: Blair Martin

Phone: 392-7187/0425

APPLICATION

Development Review: N
 Rezoning: Y
 O. P. A.: Y

Application Number: 2265
 Application Date: July 16, 1990
 Date of Revision:

Confirmed Municipal Address: 765 Queen Street West.

Nearest Intersection: South side of Queen St. W., west of Euclid Ave.

Project Description: To build church and community services building in old church shell building.

Applicant:
 Toronto United Church Council
 100 Ranleigh Ave.
 489-7343

Agent:
 Garwood-Jones & Van Nostrand, Arch.
 603 - 696 Yonge St.
 921-8887

Architect:
 Garwood-Jones & Van Nostrand, Arch.
 603 - 696 Yonge St.
 921-8887

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDMCRA
 Zoning District: CR 1.2 U200
 Height Limit (m): 13.7
 Site Specific Provision: NO
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 1000.0 m²
 Frontage: 33.6 m
 Depth: Irregular

Height Storeys: 6 + basement
 Metres: 22.4

Residential GFA: 79.9 m²
 Non-Residential GFA: 3943.2 m²
 Total GFA: 4023.1 m²

Indoor Outdoor
 Parking Spaces: 10
 Loading Docks:

DWELLING UNITS

Tenure: Rental; Assisted
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom: 1
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units: 1

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Institutional	2367.1 m ²	451.9 m ²
Office	1124.2 m ²	
Residential	79.9 m ²	
Parking and Loading		325.2 m ²

PROPOSED DENSITY:

Residential Density: 0.08

Non-Residential Density: 3.93

Total Density: 3.98

COMMENTS:

Status: Application being revised.

Data valid: June 30, 1991

Planner: Helen Coombs

Phone: 392-7339/7613

APPLICATION

Development Review: Y
 Rezoning: N
 O. P. A.: N

Application Number: 386199
 Application Date: November 24, 1986
 Date of Revision:

Confirmed Municipal Address: 650 Queens Quay West (previously known as 575 Lake Shore Blvd. W.)

Nearest Intersection: South-west corner of Lake Shore Boulevard West and Bathurst Street.

Project Description: To build a mixed residential/commercial building with 3 1/2 levels of below grade parking.

Applicant:
 Harbourfront Corporation
 410 Queens Quay West
 364-7127

Agent:
 Kleinfeldt Mychajlowycs, Arch.
 119 John St.
 596-8427

Architect:
 Kleinfeldt Mychajlowycs, Arch.
 119 John St.
 596-8427

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Mixed-Use Area E Bathurst Quay
 Zoning District: Harbourfront By-law
 Height Limit (m): NO
 Site Specific Provision: 596-80
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 3160.0 m²
 Frontage: 60.3 m
 Depth: Irregular

Height Storeys: 15 + 3 1/2 basements
 Metres: 47.8

Ground Floor: 1370.0 m²
 Residential GFA: 13015.0 m²
 Non-Residential GFA: 1281.2 m²
 Total GFA: 14296.2 m²

Indoor Outdoor
 Parking Spaces: 216
 Loading Docks:

DWELLING UNITS

Tenure: Condo
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom: 232
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units: 232

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	13015.0 m ²	
Retail	804.2 m ²	
Daycare	477.0 m ²	
Parking and Loading		7023.4 m ²
Utilities		1090.6 m ²
Warehouse		519.0 m ²

APPROVED DENSITY:

Residential Density: 4.1

Non-Residential Density: 0.4

Total Density: 4.5

COMMENTS:

Status: Council approval January 26, 1987. Building permit lapsed August 31, 1990. Application on hold - Provincial Zoning Order.

Data valid: June 30, 1991

Planner: Diana Birchall

Phone: 392-7611/7618

APPLICATION

Development Review:	Y	Application Number:	386243
Rezoning:	N	Application Date:	December 30, 1986
O. P. A.:	N	Date of Revision:	

Confirmed Municipal Address: 2, 6, 10, 24, 40, 50 Stadium Road.

Nearest Intersection: West side of Stadium Rd., south of Lake Shore Boulevard West.

Project Description: To build a mixed residential/commercial complex.

Applicant:	Agent:	Architect:
Huang & Danczkay Ltd.	Huang & Danczkay Ltd.	Jerome Markson
200 - 10 Pierce St.	200 - 10 Pierce St.	160 Pears Ave.
923-2779	923-2779	920-1313

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Central Waterfront Plan
 Zoning District: CR L3 U300
 Height Limit (m): 45.0
 Site Specific Provision: NO
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area:	19172.0 m ²	Height Storeys:	14, 9 & 14 + 3 basements
Frontage:	243.8 m		
Depth:	Irregular	Metres:	
Ground Floor:	4950.0 m ²		
Residential GFA:	56166.0 m ²	Indoor	Outdoor
Non-Residential GFA:	1350.0 m ²	Parking Spaces:	870
Total GFA:	57516.0 m ²	Loading Docks:	

DWELLING UNITS

Tenure:	Condo
Rooms:	
Beds:	
Bachelor:	1
1 Bedroom:	625
2 Bedroom:	104
3 Bedroom:	
4 Bedroom:	
Total Units:	730

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	56166.0 m ²	
Retail	1350.0 m ²	
Parking and Loading		35100.0 m ²
Open Space	1560.0 m ²	

PROPOSED DENSITY:

Residential Density: 2.93	Non-Residential Density: 0.07	Total Density: 3.00
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COMMENTS:

Status: Appealed to O.M.B. Application on hold - Provincial Zoning Order.

Data valid: June 30, 1991

Planner: Diana Birchall

Phone: 392-7611/6632

APPLICATION

Development Review: Y
 Rezoning: N
 O. P. A.: N

Application Number: 386198
 Application Date: November 24, 1986
 Date of Revision:

Confirmed Municipal Address: 11 Stadium Road (previously known as 575 Lake Shore Blvd. W.)

Nearest Intersection: South-east corner of Lake Shore Boulevard West and Stadium Road.

Project Description: To build a nine and eleven storey condominium apartment building.

Applicant:
 Harbourfront Corporation
 40 Queens Quay West
 3647127

Agent:
 Kleinfeldt Mychajlowycs, Arch.
 119 John St.
 596-8427

Architect:
 Kleinfeldt Mychajlowycs, Arch.
 119 John St.
 596-8427

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Mixed Use Area E
 Zoning District: Harbourfront By-law
 Height Limit (m): 30.0 ; 25.0
 Site Specific Provision: 596-80
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 4466.9 m²
 Frontage: 65.8 m
 Depth: 66.5 m

Height Storeys: 11 + 3 basements

Metres: 28.6

Ground Floor: 1450.0 m²
 Residential GFA: 16205.0 m²
 Non-Residential GFA: 57.7 m²
 Total GFA: 16262.7 m²

Indoor Outdoor
 Parking Spaces: 348
 Loading Docks:

DWELLING UNITS

Tenure: Condo
 Rooms:
 Beds:
 Bachelor: 16
 1 Bedroom: 273
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units: 289

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	16205.0 m ²	
Community Services	57.7 m ²	
Facility		11413.1 m ²
Parking and Loading		650.3 m ²
Utilities		

APPROVED DENSITY:

Residential Density: 0.00

Non-Residential Density: 3.64

Total Density: 3.64

COMMENTS:

Status: Council approval January 26, 1987. Building permit application lapsed on August 31, 1990. Application on hold - Provincial Zoning Order.

Data valid: June 30, 1991

Planner: Diana Birchall

Phone: 392-7611/6632

APPLICATION

Development Review:	Y	Application Number:	2016
Reasoning:	Y	Application Date:	July 22, 1987
O. P. A.:	Y	Date of Revision:	

Confirmed Municipal Address: 160 Walnut Avenue.

Nearest Intersection: Whole block between Adelaide & Richmond.

Project Description: To build a social housing building containing 64 dwelling units.

Applicant:	Agent:	Architect:
Homes First Society	Lantana Non-Profit Homes	Paul Reuber
90 Shuter St.	761 Queen Street West	77 Berkeley St.
362-2827	366-3746	364-6776

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Mixed Industrial Residential Area
 Zoning District: I1 D3
 Height Limit (m): 18.0
 Site Specific Provision: 820-88
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area:	4211.5 m ²	Height	Storeys:	5 + basement
Frontage:	93.1 m			
Depth:	Irregular		Metres:	

Residential GFA:	4913.4 m ²	Indoor	Outdoor
Total GFA:	4913.4 m ²	Parking Spaces:	68
		Loading Docks:	

DWELLING UNITS

Tenure:	Rental; Assisted
Rooms:	
Beds:	
Bachelor:	21
1 Bedroom:	27
2 Bedroom:	8
3 Bedroom:	8
4 Bedroom:	
Total Units:	64

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	4913.4 m ²	
Parking and Loading	1883.1 m ²	

APPROVED DENSITY:

Residential Density: 1.2	Non-Residential Density: 0.0	Total Density: 1.2
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COMMENTS:

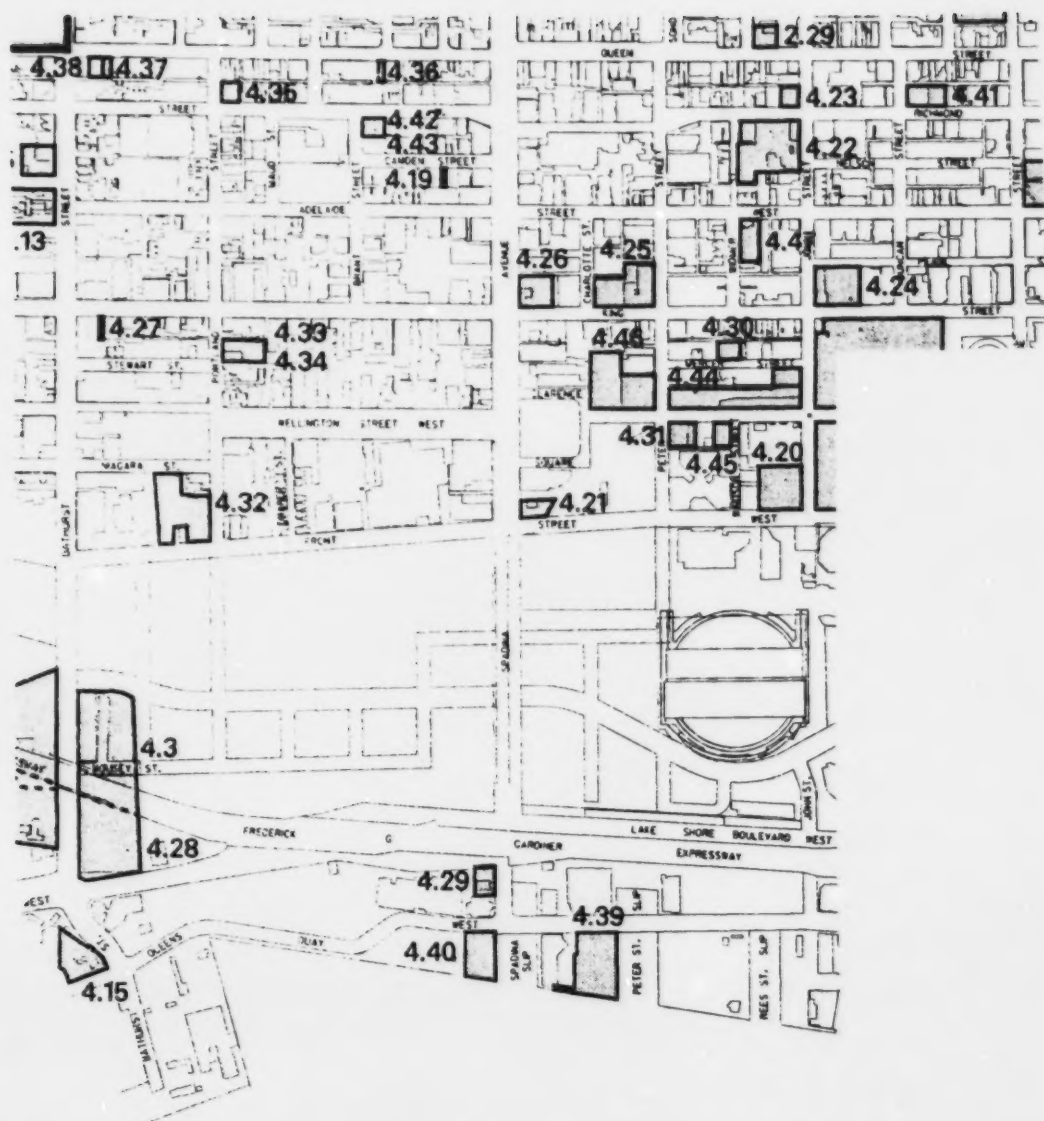
Status: Under construction.

Data valid: June 30, 1991

Planner: Helen Coombs

Phone: 392-7339/7613

MAP 4C





Map Reference: 4C

APPLICATION

Development Review: Y
Rezoning: N
O. P. A.: N

Application Number: 387082
Application Date: April 15, 1987
Date of Revision:

Confirmed Municipal Address: 21 Camden Street.

Nearest Intersection: South side of Camden St., west of Spadina Avenue

Project Description: To build a five-storey commercial and industrial building.

Applicant:
Steve Koutsiovkis
2552 Pollard Drive
270-5425

Agent:
Elizabeth Davidson
6 Cornish Road
489-3049

Architect:
Davidson-Langley, Arch.
6 Cornish Road
489-3049

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: General Industrial Area
Zoning District: I3 D7
Height Limit (m): N/A
Site Specific Provision: NO
Historical Status: NO
Site Plan Control: YES

PROJECT INFORMATION

Site Area:	210.2 m ²	Height	Storeys:	5 + basement
Frontage:	7.9 m			
Depth:	26.5 m		Metres:	17.1
Ground Floor:	210.0 m ²			
Non-Residential GFA:	1260.0 m ²		Indoor	Outdoor
Total GFA:	1260.0 m ²		Parking Spaces:	
			Loading Docks:	

DWELLING UNITS

Tenure:
Rooms:
Beds:
Bachelor:
1 Bedroom:
2 Bedroom:
3 Bedroom:
4 Bedroom:
Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Industrial	840.0 m ²	995.0 m ²
Retail	210.0 m ²	
Warehouse		210.0 m ²

APPROVED DENSITY:

Residential Density: 0.0 Non-Residential Density: 6.0 Total Density: 6.0

COMMENTS:

Status: Under construction.

Data valid: June 30, 1991

Planner: Paul Byrne

Phone: 392-7339/7349

Map Reference: 4C

APPLICATION

Development Review:	Y	Application Number:	390127
Rezoning:	N	Application Date:	October 3, 1990
O. P. A.:	N	Date of Revision:	May 2, 1991

Confirmed Municipal Address: 304 Front Street West and 50 John Street.

Nearest Intersection: North-west corner of Front and John Streets.

Project Description: To build a commercial/industrial building.

Applicant:	Agent:	Architect:
NORR Partnership Ltd.	NORR Partnership Ltd.	NORR Partnership Ltd.
350 Bloor St. East	350 Bloor St. East	350 Bloor St. East
944-7823	944-7873	944-7873

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Special Industrial Commercial Area
Zoning District: I2 D7
Height Limit (m): 61.0
Site Specific Provision: NO
Historical Status: NO
Site Plan Control: YES

PROJECT INFORMATION

Site Area:	4171.0 m ²	Height Storeys:	15 + 2 basements
Frontage:	63.9 m		
Depth:	65.2 m	Metres:	61.0
Ground Floor:	1968.0 m ²		
Non-Residential GFA:	29197.0 m ²	Indoor	Outdoor
Total GFA:	29197.0 m ²	Parking Spaces: 148	
		Loading Docks:	

DWELLING UNITS

Tenure:
Rooms:
Beds:
Bachelor:
1 Bedroom:
2 Bedroom:
3 Bedroom:
4 Bedroom:
Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Industrial	16984.0 m ²	
Office	10413.0 m ²	
Retail	1800.0 m ²	
Parking and Loading		7243.5 m ²
Utilities		1040.5 m ²

APPROVED DENSITY:

Residential Density: 0.0	Non-Residential Density: 7.0	Total Density: 7.0
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COMMENTS:

Status: City Council approved Development Review Report - May 27 & 28, 1991

Data valid: June 30, 1991

Planner: Paul Byrne

Phone: 392-7349/7339

Map Reference: 4C

APPLICATION

Development Review: Y
Rezoning: Y
O. P. A.: N

Application Number: 2200/390090
Application Date: October 18, 1989
Date of Revision: June 26, 1991

Confirmed Municipal Address: 400 Front Street West.

Nearest Intersection: North side of Front St. W., west of Peter St.

Project Description: To build an industrial/commercial complex (Phase I and II) with below grade parking for 379 cars.

Applicant:

City Front Dev. Inc. c/o Goodman & Carr
2300 - 200 King St. W.
595-2300

Agent:

Goodman & Carr
2300 - 200 King St. W.
595-2300

Architect:

Beinhaker/Irwin Assoc.
240 Richmond St. W.
596-0475

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Special Industrial-Commercial Area; General Industrial Area

Zoning District: I2 D7; I3 D7

Height Limit (m): 61.0

Site Specific Provision: NO

Historical Status: NO

Site Plan Control: YES

PROJECT INFORMATION

Site Area: 11296.2 m²

Frontage: 91.3 m

Depth: Irregular

Height Storeys: 17 + 4 basements

Metres:

Total Ground Floor: 2121.6 m²

Non-Residential GFA

Phase 1: 41457.7 m²

Phase 2: 37635.3 m²

Total GFA: 79093.0 m²

Indoor

Outdoor

Parking Spaces: 379

Loading Docks:

DWELLING UNITS

Tenure:

Rooms:

Beds:

Bachelor:

1 Bedroom:

2 Bedroom:

3 Bedroom:

4 Bedroom:

Total Units:

FLOOR AREA BREAKDOWN

Land Use:

Above Grade:

Below Grade:

Industrial 43483.4 m²

Office 31084.9 m²

Retail 2436.2 m²

Utilities 2088.6 m²

Parking and Loading

12323.2 m²

PROPOSED DENSITY:

Residential Density: 0.0

Non-Residential Density: 7.0

Total Density: 7.0

COMMENTS:

Status: Being reviewed.

Data valid: June 30, 1991

Planner: Paul Byrne

Phone: 392-7339/7349

Map Reference: 4C

APPLICATION

Development Review:	Y	Application Number:	390160
Rezoning:	N	Application Date:	December 27, 1990
O. P. A.:	N	Date of Revision:	

Confirmed Municipal Address: 126 John Street and 265 Richmond Street West.

Nearest Intersection: South-west corner of John St. and Richmond St. W.

Project Description: To build a mixed industrial/commercial development.

Applicant:	Agent:	Architect:
Richmond-John Centre Inc.	Diamond, Fairbairn	Beinhaker Irwin Assoc.
34 - 2700 Dufferin St.	2000 - 393 University Ave.	240 Richmond St. W.
787-0256	971-7000	596-0473

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: General Industrial Area
Zoning District: I2 D7
Height Limit (m): 61.0
Site Specific Provision: NO
Historical Status: LISTED
Site Plan Control: YES

PROJECT INFORMATION

Site Area:	7252.6 m ²	Height	Storeys:	20 + mech. penthouse + 4
Frontage:	76.0 m			basements
Depth:	Irregular		Metres:	80.8
Ground Floor:	4810.0 m ²			
Non-Residential GFA:	50732.1 m ²		Indoor	Outdoor
Total GFA:	50732.1 m ²		Parking Spaces:	604
			Loading Docks:	

DWELLING UNITS

Tenure:
Rooms:
Beds:
Bachelor:
1 Bedroom:
2 Bedroom:
3 Bedroom:
4 Bedroom:
Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Industrial	32921.5 m ²	
Office	16122.0 m ²	
Retail	1688.6 m ²	
Parking and Loading		22108.8 m ²
Storage		208.9 m ²

PROPOSED DENSITY:

Residential Density: 0.0	Non-Residential Density: 7.0	Total Density: 7.0
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COMMENTS:

Status: Being reviewed.

Data valid: June 30, 1991

Planner: Lori Martin

Phone: 392-7187/7190

Map Reference: 4C

APPLICATION

Development Review: Y
Rezoning: N
O. P. A.: N

Application Number: 387214/390027
Application Date: August 21, 1987
Date of Revision:

Confirmed Municipal Address: 150 John St.; (Previously 280 Richmond St. W.).

Nearest Intersection: West side of John St., north of Richmond St. W.

Project Description: A 10-storey industrial/commercial building with below grade parking.

Applicant:
280 Richmond St. W. Ltd.
2000 - 145 King St. W.
362-3411

Agent:
Dietrich Boecker Arch.
35 The Links Road
223-2246

Architect:
Dietrich Boecker Arch.
35 The Links Road
223-2246

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: General Industrial Area
Zoning District: I2 D7
Height Limit (m): 61.0
Site Specific Provision: NO
Historical Status: NO
Site Plan Control: YES

PROJECT INFORMATION

Site Area: 853.4 m²
Frontage: 29.2 m
Depth: 29.2 m

Height Storeys: 10 + 2 basements
Metres: 38.3

Ground Floor: 588.9 m²
Non-Residential GFA: 7469.5 m²
Total GFA: 7469.5 m²

Indoor Outdoor
Parking Spaces: 45
Loading Docks:

DWELLING UNITS

Tenure:
Rooms:
Beds:
Bachelor:
1 Bedroom:
2 Bedroom:
3 Bedroom:
4 Bedroom:
Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Industrial	5278.0 m ²	
Showroom	1576.0 m ²	
Retail	615.5 m ²	
Parking and Loading		1657.3 m ²

APPROVED DENSITY:

Residential Density: 0.00

Non-Residential Density: 8.75

Total Density: 8.75

COMMENTS:

Status: Under construction.

Data valid: June 30, 1991

Planner: Leontine van Bruggen

Phone: 392-7187/0423

Map Reference: 4C

APPLICATION

Development Review: Y
Rezoning: N
O. P. A.: N

Application Number: 391007
Application Date: January 23, 1991
Date of Revision:

Confirmed Municipal Address: 300, 322 King Street West.

Nearest Intersection: North side of King St. W., east of Spadina Ave.

Project Description: To build a theatre building.

Applicant:
Lett/ Smith Arch.
99 Crowns Lane
968-6990

Agent:
Lett/ Smith Arch.
99 Crowns Lane
968-6990

Architect:
Lett/ Smith Arch.
99 Crowns Lane
968-6990

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Mixed Industrial Commercial Area
Zoning District: IC D7 N3.5
Height Limit (m): 61.0
Site Specific Provision: NO
Historical Status: LISTED
Site Plan Control: YES

PROJECT INFORMATION

Site Area: 3778.0 m²
Frontage: 66.6 m
Depth: 56.6 m

Height Storeys: 1 + basement

Metres: 27.6

Ground Floor: 2853.0 m²
Non-Residential GFA: 10593.0 m²
Total GFA: 10593.0 m²

Indoor
Parking Spaces: 255 190 off-site
Loading Docks: 1 Type B

DWELLING UNITS

Tenure:
Rooms:
Beds:
Bachelor:
1 Bedroom:
2 Bedroom:
3 Bedroom:
4 Bedroom:
Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Theatre	5705.7 m ²	797.3 m ²
Retail	675.0 m ²	
Office	2665.0 m ²	750.0 m ²

APPROVED DENSITY:

Residential Density: 0.0

Non-Residential Density: 2.8

Total Density: 2.8

COMMENTS:

Status: Council approval - May 28, 1991

Data valid: June 30, 1991

Planner: Paul Byrne

Phone: 392-7339/7349

Map Reference: 4C

APPLICATION

Development Review: N
Rezoning: Y
O. P. A.: Y

Application Number: 2287
Application Date: November 17, 1990
Date of Revision:

Confirmed Municipal Address: 388, 394, 400 King Street West.

Nearest Intersection: North side of King St. W., west of Peter St.

Project Description: To build an industrial/commercial building with below grade parking facilities.

Applicant:
Trucena Property Ltd.
1700 - 150 King St. W.
598-2332

Agent:
Borden & Elliot S.F. Wague
40 King St. W., Scotia Plaza
367-6275

Architect:
A.J. Diamond Donald Schmitt & Co. Arch.
2 Berkeley St.
862-8800

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: General Industrial Area
Zoning District: I3 D7
Height Limit (m): N/A
Site Specific Provision: 553-86
Historical Status: NO
Site Plan Control: YES

PROJECT INFORMATION

Site Area: 4619.0 m²

Height Storeys: 13 + 3 basements

Metres: 50.5

Ground Floor: 3963.0 m²

Non-Residential GFA: 45684.0 m²

Total GFA: 45684.0 m²

Indoor Outdoor

Parking Spaces: 319

Loading Docks:

DWELLING UNITS

Tenure:
Rooms:
Beds:
Bachelor:
1 Bedroom:
2 Bedroom:
3 Bedroom:
4 Bedroom:
Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Industrial	30501.0 m ²	
Office	11512.0 m ²	
Retail	2876.0 m ²	
Showroom	795.0 m ²	
Parking and Loading		10372.3 m ²

PROPOSED DENSITY:

Residential Density: 0.0

Non-Residential Density: 9.9

Total Density: 9.9

COMMENTS:

Status: Being reviewed.

Data valid: June 30, 1991

Planner: Paul Byrne

Phone: 392-7339/7349

Map Reference: 4C

APPLICATION

Development Review:	Y	Application Number:	390119
Rezoning:	N	Application Date:	September 11, 1990
O. P. A.:	N	Date of Revision:	November 28, 1990

Confirmed Municipal Address: 434, 440, 446 King Street West and 85 Spadina Avenue.

Nearest Intersection: North side of King St. W., east of Spadina Ave.

Project Description: To build 11-storey mixed use bank/industrial building.

Applicant:	Agent:	Architect:
Royal Bank of Canada, Place Ville Marie, Box 6001 Montreal, H3C 3A9	P.O'Shea, c/o Globe Realty Mgmt. Ltd. Royal Bank Plaza 974-7449	Rounthwaite, Dick & Hadley Arch. 400 - 10 Lower Spadina Ave. 971-4244

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: General Industrial Area
Zoning District: I3 D7
Height Limit (m): NO
Site Specific Provision: 554-86
Historical Status: NO
Site Plan Control: YES

PROJECT INFORMATION

Site Area:	2262.5 m ²	Height	Storeys:	11 + mechanical + 2
Frontage:	49.2 m			basements
Depth:	46.3 m		Metres:	50.4
Ground Floor:	1564.3 m ²			
Non-Residential GFA:	15364.6 m ²		Indoor	Outdoor
Total GFA:	15364.6 m ²	Parking Spaces:	106	
		Loading Docks:		

DWELLING UNITS

Tenure:
Rooms:
Beds:
Bachelor:
1 Bedroom:
2 Bedroom:
3 Bedroom:
4 Bedroom:
Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Industrial	11162.6 m ²	
Bank	3750.6 m ²	
Utilities	1357.0 m ²	
Retail	452.0 m ²	
Parking and Loading		4056.0 m ²

APPROVED DENSITY:

Residential Density: 0.0	Non-Residential Density: 6.8	Total Density: 6.8
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COMMENTS:

Status: Council approval - April 15 & 22, 1991

Data valid: June 30, 1991

Planner: Paul Byrne

Phone: 392-7339/7349

APPLICATION

Development Review: Y
 Reasoning: N
 O. P. A.: N

Application Number: 389044
 Application Date: March 6, 1989
 Date of Revision:

Confirmed Municipal Address: 645 King Street West.

Nearest Intersection: South side of King St. W. between Portland and Bathurst.

Project Description: To build a 6-storey industrial building.

Applicant:
 Victor Tamoy, Arch.
 1001 - 119 Spadina Ave.
 595-6176

Agent:
 Victor Tamoy, Arch.
 1001 - 119 Spadina Ave.
 595-6176

Architect:
 Victor Tamoy, Arch.
 1001 - 119 Spadina Ave.
 595-6176

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Restricted Industrial Area
 Zoning District: I2 D5
 Height Limit (m): 22.9
 Site Specific Provision: NO
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 245.3 m²
 Frontage: 7.3 m
 Depth: 33.5 m

Height Storeys: 6 + 1 basement
 Metres: 21.0

Ground Floor: 206.8 m²
 Non-Residential GFA: 1190.5 m²
 Total GFA: 1190.5 m²

Indoor Outdoor
 Parking Spaces:
 Loading Docks:

DWELLING UNITS

Tenure:
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Industrial	787.0 m ²	
Retail	403.5 m ²	
Utilities		243.6 m ²

APPROVED DENSITY:

Residential Density: 0.00

Non-Residential Density: 4.85

Total Density: 4.85

COMMENTS:

Status: Under construction.

Data valid: June 30, 1991

Planner: Paul Byrne

Phone: 392-7339/7349

Map Reference: 4C

APPLICATION

Development Review: N
Rezoning: Y
O. P. A.: Y

Application Number: 2068
Application Date: March 17, 1988
Date of Revision:

Confirmed Municipal Address: 500 Lake Shore Blvd. West

Nearest Intersection: North-east corner of Bathurst St. and Lake Shore Blvd. W.

Project Description: A mixed commercial industrial development.

Applicant:
IPCF Properties Inc.
22 St. Clair Avenue East
967-7826

Agent:
Borden & Elliot
250 University Ave.
593-2367

Architect:

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: General Use Area - Central Waterfront Plan

Zoning District: IC D3 N1.5
Height Limit (m): N/A
Site Specific Provision: NO
Historical Status: LISTED
Site Plan Control: YES

PROJECT INFORMATION

Site Area: 13368.8 m²
Frontage: 81.9 m
Depth: Irregular

Height Storeys: 24 + penthouse +
3 basements
Metres:

Ground Floor: 11985.0 m²
Non-Residential GFA: 118393.1 m²
Total GFA: 118393.1 m²

Indoor Outdoor
Parking Spaces: 876
Loading Docks:

DWELLING UNITS

Tenure:
Rooms:
Beds:
Bachelor:
1 Bedroom:
2 Bedroom:
3 Bedroom:
4 Bedroom:
Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Office	60159.9 m ²	
Hotel	44116.9 m ²	
Industrial	7432.0 m ²	
Parking and Loading	7432.0 m ²	35955.0 m ²
Retail	6684.3 m ²	

PROPOSED DENSITY:

Residential Density: 8.86

Non-Residential Density: 0.00

Total Density: 8.86

COMMENTS: 24 Bathurst St. is also part of this application. See page 4.4, Map 4B for project information.

Status: Application on hold.

Data valid: June 30, 1991

Planner: Lynda Macdonald

Phone: 392-7618

Map Reference: 4C

APPLICATION

Development Review: Y
Rezoning: N
O. P. A.: N

Application Number: 386227
Application Date: December 4, 1986
Date of Revision:

Confirmed Municipal Address: 20 Lower Spadina Ave.

Nearest Intersection: South-west corner of Lower Spadina Ave. and Lake Shore Blvd. W.

Project Description: To build a community and cultural centre for Francophones.

Applicant:
Harbourfront Corporation
410 Queens Quay West
364-7127

Agent:
Martin Associates, Arch.
388 King St. W.
593-4935

Architect:
Martin Associates, Arch.
388 King St. W.
593-4935

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Harbourfront Official Plan
Zoning District: Harbourfront By-law
Height Limit (m): 25.0
Site Specific Provision: 569-80
Historical Status: NO
Site Plan Control: YES

PROJECT INFORMATION

Site Area: 1225.0 m²
Frontage: 39.5 m
Depth: Irregular

Height Storeys: 5
Metres: 19.4

Ground Floor: 761.0 m²
Non-Residential GFA: 3135.5 m²
Total GFA: 3135.5 m²

Parking Spaces: 17 off site
Loading Docks:

DWELLING UNITS

Tenure:
Rooms:
Beds:
Bachelor:
1 Bedroom:
2 Bedroom:
3 Bedroom:
4 Bedroom:
Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Institutional	2860.5 m ²	
Retail	275.0 m ²	

PROPOSED DENSITY:

Residential Density: 0.00

Non-Residential Density: 2.56

Total Density: 2.56

COMMENTS:

Status: Application on hold - Provincial Zoning Order.

Data valid: June 30, 1991

Planner: Diana Birchall

Phone: 392-7611/6632

Map Reference: 4C

APPLICATION

Development Review: Y
Rezoning: N
O. P. A.: N

Application Number: 389170
Application Date: September 28, 1989
Date of Revision:

Confirmed Municipal Address: 30, 32, 34, 36 Mercer Street.

Nearest Intersection: South of King St. W., west of John St.

Project Description: To build a ten-storey industrial building with 3 levels of underground parking.

Applicant:
Downing Street Cons. Inc.
201 - 1 Director Court, Woodbridge
856-3366

Agent:
Downing Street Cons. Inc.
201 - 1 Director Court, Woodbridge
856-3366

Architect:
Arcop Arch. Inc.
201 - King St. E.
368-1685

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Special Industrial Commercial Area
Zoning District: I2 D7
Height Limit (m): 61.0
Site Specific Provision: NO
Historical Status: NO
Site Plan Control: YES

PROJECT INFORMATION

Site Area: 586.9 m²
Frontage: 24.0 m
Depth: 24.5 m

Height Storeys: 10 + mezzanine + 3
basements
Metres: 43.0

Ground Floor: 439.8 m²
Non-Residential GFA: 5075.9 m²
Total GFA: 5075.9 m²

Indoor Outdoor
Parking Spaces: 33
Loading Docks:

DWELLING UNITS

Tenure:
Rooms:
Beds:
Bachelor:
1 Bedroom:
2 Bedroom:
3 Bedroom:
4 Bedroom:
Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Industrial	3165.6 m ²	
Office	1467.0 m ²	
Retail	443.3 m ²	
Parking and Loading		1591.7 m ²

APPROVED DENSITY:

Residential Density: 0.00

Non-Residential Density: 8.65

Total Density: 8.65

COMMENTS:

Status: Council Approval May 28, 1990.

Data valid: June 30, 1991

Planner: Paul Byrne

Phone: 392-7339/7349

Map Reference: 4C

APPLICATION

Development Review:	Y	Application Number:	388138
Reasoning:	N	Application Date:	July 27, 1988
O. P. A.:	N	Date of Revision:	

Confirmed Municipal Address: 21 Peter Street.

Nearest Intersection: East side of Peter St., at Wellington St. W.

Project Description: To build a nine storey multi-tenant industrial building.

Applicant:	Agent:	Architect:
Trucena Property Ltd.	Diamond & Fairbairn	NORR Partnership Ltd.
1700 - 150 King St. W.	2000 - 393 University Ave.	350 Bloor St. E.
598-2332	971-7000	929-0200

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	Special Industrial Commercial Area
Zoning District:	I2 D7
Height Limit (m):	61.0
Site Specific Provision:	NO
Historical Status:	NO
Site Plan Control:	YES

PROJECT INFORMATION

Site Area:	1423.9 m ²	Height	Storeys:	9 + 5 basements
Frontage:	36.6 m			
Depth:	38.9 m		Metres:	34.8
Ground Floor:	842.7 m ²			
Non-Residential GFA:	9857.2 m ²		Indoor	Outdoor
Total GFA:	9857.2 m ²	Parking Spaces:	85	
		Loading Docks:		

DWELLING UNITS

Tenure:

Rooms:
Beds:
Bachelor:
1 Bedroom:
2 Bedroom:
3 Bedroom:
4 Bedroom:
Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Industrial	6825.5 m ²	
Office	3031.7 m ²	
Parking and Loading		6019.0 m ²

APPROVED DENSITY:

Residential Density: 0.0	Non-Residential Density: 6.9	Total Density: 6.9
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COMMENTS:

Status: Under construction.

Data valid: June 30, 1991

Planner: Paul Byrne

Phone: 392-7339/7349

Map Reference: 4C

APPLICATION

Development Review:	N	Application Number:	2232
Rezoning:	Y	Application Date:	February 21, 1990
O. P. A.:	Y	Date of Revision:	May 3, 1991

Confirmed Municipal Address: 10 Portland Street and 548 Front Street West.

Nearest Intersection: North-west corner of Front St. W and Portland St.

Project Description: To build an industrial building with below grade parking.

Applicant:	Agent:	Architect:
Portland Centre Ltd.	McCarthy Tetrault	NORR Partnership Ltd.
10 Marlborough Ave.	P.O. Box 48 Toronto Dominion Tower	350 Bloor St. E.
960-5811	362-1812	929-0200

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Mixed Industrial Residential Area
Zoning District: I1 D3
Height Limit (m): 18.3
Site Specific Provision: NO
Historical Status: NO
Site Plan Control: YES

PROJECT INFORMATION

Site Area:	6780.6 m ²	Height	Storeys:	12 + 3 basements
Frontage:	66.1 m			
Depth:	Irregular		Metres:	

Non-Residential GFA:	34831.9 m ²	Indoor	Outdoor
Total GFA:	34831.9 m ²	Parking Spaces: 470	
		Loading Docks:	

DWELLING UNITS

Tenure:
Rooms:
Beds:
Bachelor:
1 Bedroom:
2 Bedroom:
3 Bedroom:
4 Bedroom:
Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Industrial	33902.9 m ²	
Office	929.0 m ²	
Parking and Loading		15282.1 m ²

PROPOSED DENSITY:

Residential Density: 0.0	Non-Residential Density: 5.0	Total Density: 5.0
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COMMENTS:

Status: Revised application being reviewed.

Data valid: June 30, 1991

Planner: Paul Byrne

Phone: 392-7339/7349

APPLICATION

Development Review: Y
 Rezoning: Y
 O. P. A.: N

Application Number: 2210
 Application Date: December 19, 1989
 Date of Revision: January 30, 1990

Confirmed Municipal Address: 79 Portland Street.

Nearest Intersection: East side of Portland St., north of Stewart St.

Project Description: To build an industrial building with below grade parking.

Applicant:
 Kantridge Levitt Arch. Ltd.
 185 Carlton St.
 323-1444

Agent:
 Kantridge Levitt Arch. Ltd.
 185 Carlton St.
 323-1444

Architect:
 Kantridge Levitt Arch. Ltd.
 185 Carlton St.
 3232-144

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Restricted Industrial Area
 Zoning District: I2 D5
 Height Limit (m): 22.9
 Site Specific Provision: 344-90
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 2021.0 m²
 Frontage: 32.7 m
 Depth: 61.8 m

Height Storeys: 10 + 4 basements

Metres: 39.6

Ground Floor: 1050.0 m²
 Non-Residential GFA: 14143.0 m²
 Total GFA: 14143.0 m²

Indoor Outdoor
 Parking Spaces: 191
 Loading Docks: 3

DWELLING UNITS

Tenure:
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Industrial	13093.0 m ²	
Retail	1050.0 m ²	
Parking and Loading	350.0 m ²	7712.6 m ²

APPROVED DENSITY:

Residential Density: 0.0

Non-Residential Density: 7.0

Total Density: 7.0

COMMENTS: A rezoning application has been submitted for permission to use 25% of the building for commercial uses. See page 4.34 or project information.

Status: Council approval May 28, 1990.

Data valid: June 30, 1991

Planner: Paul Byrne

Phone: 392-7339/7349

APPLICATION

Development Review: N
 Rezoning: Y
 O. P. A.: N

Application Number: 2267
 Application Date: July 30, 1990
 Date of Revision:

Confirmed Municipal Address: 79 Portland Street.

Nearest Intersection: East side of Portland St., north of Stewart St.

Project Description: To allow 25% commercial uses in a previously approved industrial building.

Applicant:	Agent:	Architect:
Kentridge Levitt Arch. Ltd.	Kentridge Levitt Arch. Ltd.	Kentridge Levitt Arch. Ltd.
185 Carlton St.	185 Carlton St.	185 Carlton St.
323-1444	323-1444	323-1444

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Restricted Industrial Area
 Zoning District: I2 D5
 Height Limit (m): 22.9
 Site Specific Provision: 344-90
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area:	2021.0 m ²	Height Storeys:	10 + 4 basements
Frontage:	32.7 m		
Depth:	61.8 m	Metres:	39.6
Ground Floor:	1043.0 m ²		
Non-Residential GFA:	14143.0 m ²	Indoor	Outdoor
Total GFA:	14143.0 m ²	Parking Spaces:	188
		Loading Docks:	

DWELLING UNITS

Tenure:
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Industrial	10607.0 m ²	
Office	2963.0 m ²	
Retail	573.0 m ²	
Parking and Loading	350.0 m ²	7712.0 m ²

APPROVED DENSITY:

Residential Density: 0.0 Non-Residential Density: 7.0 Total Density: 7.0

COMMENTS: See page 4.33, Rezoning application # 2210 for the approved industrial building.

Status: Preliminary report adopted by LUC August 22, 1990.

Data valid: June 30, 1991

Planner: Paul Byrne

Phone: 392-7339/7349

Map Reference: 4C

APPLICATION

Development Review: Y
Rezoning: Y
O. P. A.: Y

Application Number: 2071
Application Date: March 17, 1988
Date of Revision:

Confirmed Municipal Address: 163 Portland Street.

Nearest Intersection: East side of Portland St., at Richmond St. W.

Project Description: To build a social housing development.

Applicant:
Evangel Hall Non-Profit Housing
563 Queen St. W.
363-3563

Agent:
Keith & Kramer
2606 - 401 Bay St.
363-9355

Architect:
Brown, Beck & Ross
538 Eglinton Ave. E.
487-5357

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Mixed Industrial Residential Area
Zoning District: I1 D3
Height Limit (m): 18.3
Site Specific Provision: 520-89
Historical Status: NO
Site Plan Control: YES

PROJECT INFORMATION

Site Area: 877.4 m²
Frontage: 29.8 m
Depth: 29.4 m

Height Storeys: 4 + basement

Metres: 13.5

Ground Floor: 656.2 m²
Residential GFA: 2703.9 m²
Total GFA: 2703.9 m²

Indoor Outdoor

Parking Spaces: 5
Loading Docks:

DWELLING UNITS

Tenure: Rental; Assisted
Rooms:
Beds:
Bachelor: 28
1 Bedroom: 14
2 Bedroom: 4
3 Bedroom:
4 Bedroom:
Total Units: 46

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	2703.9 m ²	
Storage		648.6 m ²
Parking		140.3 m ²

APPROVED DENSITY:

Residential Density: 3.1

Non-Residential Density: 0.0

Total Density: 3.1

COMMENTS:

Status: Under construction.

Data valid: June 30, 1991

Planner: Paul Byrne

Phone: 392-7339/7349

Map Reference: 4C

APPLICATION

Development Review:	Y	Application Number:	389186
Rezoning:	N	Application Date:	October 31, 1989
O. P. A.:	N	Date of Revision:	

Confirmed Municipal Address: 497 Queen Street West.

Nearest Intersection: South side of Queen St. W., west of Vanauley St.

Project Description: To build a new 3-storey mixed use commercial/residential building.

Applicant:	Agent:	Architect:
Simon H.K. Ng, Arch.	Simon H.K. Ng, Arch.	Simon H.K. Ng., Arch.
3645 Bathurst St.	3645 Bathurst St.	3645 Bathurst St.
782-1194	782-1194	782-1194

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDMCRA
 Zoning District: CR L2 U100
 Height Limit (m): 13.7
 Site Specific Provision: NO
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area:	292.9 m ²	Height	Storeys:	3 + basement
Frontage:	9.7 m			
Depth:	30.3 m		Metres:	9.2
Ground Floor:	268.9 m ²			
Residential GFA:	233.7 m ²		Indoor	Outdoor
Non-Residential GFA:	585.2 m ²	Parking Spaces:		3
Total GFA:	818.9 m ²	Loading Docks:		

DWELLING UNITS

Tenure:	Rental; Private
Rooms:	
Beds:	
Bachelor:	
1 Bedroom:	
2 Bedroom:	2
3 Bedroom:	
4 Bedroom:	
Total Units:	2

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Office	292.8 m ²	
Residential	233.7 m ²	
Retail	222.7 m ²	69.7 m ²
Warehouse		223.2 m ²

APPROVED DENSITY:

Residential Density: 0.8	Non-Residential Density: 2.0	Total Density: 2.8
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COMMENTS:

Status: Building permit application.

Data valid: June 30, 1991

Planner: Blair Martin

Phone: 392-7187/0425

Map Reference: 4C

APPLICATION

Development Review: Y
Rezoning: N
O. P. A.: N

Application Number: 388058
Application Date: April 13, 1988
Date of Revision:

Confirmed Municipal Address: 633 Queen Street West.

Nearest Intersection: South side of Queen St. W., west of Ryerson Ave.

Project Description: To make alterations and to build an addition to an existing commercial/residential building for same use.

Applicant:
Natan Kahane
67 Carl Tennen St.
738-0729

Agent:
Jonathan Weizel Arch. Inc.
272 Avenue Road
922-1915

Architect:
Jonathan Weizel Arch. Inc.
272 Avenue Road
922-1915

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDMCRA
Zoning District: CR L2 U200
Height Limit (m): 13.7
Site Specific Provision: NO
Historical Status: NO
Site Plan Control: YES

PROJECT INFORMATION

Site Area: 200.5 m²
Frontage: 6.7 m
Depth: 29.9 m

Height Storeys: 3 + basement

Metres: 9.9

Ground Floor: 195.3 m²
Residential GFA: 338.8 m²
Non-Residential GFA: 162.0 m²
Total GFA: 692.5 m²

Indoor Outdoor
Parking Spaces: 1
Loading Docks:

DWELLING UNITS

Tenure: Rental; Private
Rooms:
Beds:
Bachelor: 12
1 Bedroom:
2 Bedroom:
3 Bedroom:
4 Bedroom:
Total Units: 12

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	338.8 m ²	
Retail	162.0 m ²	
Parking and Loading	33.3 m ²	
Warehouse		158.4 m ²

APPROVED DENSITY:

Residential Density: 1.7

Non-Residential Density: 0.8

Total Density: 2.5

COMMENTS:

Status: Building permit application.

Data valid: June 30, 1991

Planner: Paul Byrne

Phone: 392-7339/7349

Map Reference: 4C

APPLICATION

Development Review:	Y	Application Number:	390042
Rezoning:	N	Application Date:	March 30, 1990
O. P. A.:	N	Date of Revision:	

Confirmed Municipal Address: 635 Queen Street West.

Nearest Intersection: South side of Queen St. W., west of Ryerson Ave.

Project Description: To build a 3-storey and basement mixed use building.

Applicant:	Agent:	Architect:
Joseph Kurzawa	N/A	OC Off-con Project Managers
635 Queen St. W.		2010 Waters Edge Dr., Oakville
365-1676		827-5542

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: District Commerce Centre
Zoning District: CR L2 U200
Height Limit (m): 13.7
Site Specific Provision: NO
Historical Status: NO
Site Plan Control: YES

PROJECT INFORMATION

Site Area:	200.5 m ²	Height	Storeys:	3 + basement
Frontage:	6.7 m			
Depth:	29.9 m		Metres:	11.8
Ground Floor:	154.2 m ²			
Residential GFA:	347.9 m ²	Indoor		Outdoor
Non-Residential GFA:	154.2 m ²	Parking Spaces:	2	
Total GFA:	502.1 m ²	Loading Docks:		

DWELLING UNITS

Tenure:	Rental; Private
Rooms:	
Beds:	
Bachelor:	12
1 Bedroom:	
2 Bedroom:	
3 Bedroom:	
4 Bedroom:	
Total Units:	12

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	347.9 m ²	
Retail	154.2 m ²	
Warehouse		154.2 m ²

PROPOSED DENSITY:

Residential Density: 1.74	Non-Residential Density: 0.77	Total Density: 2.51
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COMMENTS:

Status: On hold.

Data valid: June 30, 1991

Planner: Lori Martin

Phone: 392-7187/7190

Map Reference: 4C

APPLICATION

Development Review:	Y	Application Number:	387015
Rezoning:	N	Application Date:	January 22, 1987
O. P. A.:	N	Date of Revision:	August 17, 1989

Confirmed Municipal Address: 385 Queens Quay West.

Nearest Intersection: South side of Queens Quay W., at Peter St.

Project Description: To build a condominium apartment building.

Applicant:	Agent:	Architect:
Harbourfront Corporation	Huang & Danczak Ltd.	Barton Myers Arch. Inc.
410 Queens Quay West	200 - 10 Price St.	322 King St. W.
364-7127	923-2779	977-5104

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Harbourfront Official Plan
Zoning District: Harbourfront By-law
Height Limit (m): 25.0
Site Specific Provision: 596-80
Historical Status: NO
Site Plan Control: YES

PROJECT INFORMATION

Site Area:	3967.0 m ²	Height	Storeys:	9 + 3 basements
Frontage:	51.3 m			
Depth:	Irregular		Metres:	25.0
Ground Floor:	1563.0 m ²			
Residential GFA:	16758.0 m ²		Indoor	Outdoor
Non-Residential GFA:	1041.0 m ²	Parking Spaces:	244	
Total GFA:	17799.0 m ²	Loading Docks:		

DWELLING UNITS

Tenure:	Condo
Rooms:	
Beds:	
Bachelor:	
1 Bedroom:	148
2 Bedroom:	46
3 Bedroom:	
4 Bedroom:	
Total Units:	194

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	16758.0 m ²	
Retail	1041.0 m ²	
Parking and Loading		1190.0 m ²

PROPOSED DENSITY:

Residential Density: 4.2	Non-Residential Density: 0.3	Total Density: 4.5
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COMMENTS:

Status: Application on hold - Provincial Zoning Order.

Data valid: June 30, 1991

Planner: Diana Birchall

Phone: 392-7611/6632

Map Reference: 4C

APPLICATION

Development Review: Y
Rezoning: Y
O. P. A.: N

Application Number: 2163/389133
Application Date: March 28, 1989
Date of Revision:

Confirmed Municipal Address: 441 Queens Quay West.

Nearest Intersection: South side of Queens Quay W., west of Spadina Slip.

Project Description: To build a mixed use residential/commercial building.

Applicant:
Harbour Quay Dev. Ltd.
175 Keele Ave.
486-5211

Agent:
John Cowle Arch.
109 Queen St. E.
363-9343

Architect:
John Cowle Arch.
109 Queen St. E.
363-9343

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Harbourfront Official Plan
Zoning District: Harbourfront By-law
Height Limit (m): 25.0
Site Specific Provision: 596-80
Historical Status: NO
Site Plan Control: YES

PROJECT INFORMATION

Site Area: 3311.0 m²
Frontage: 56.1 m
Depth: Irregular

Height Storeys: 9 + penthouse + 3
basements
Metres: 31.8

Residential GFA: 11188.0 m²
Non-Residential GFA: 735.0 m²
Total GFA: 11923.0 m²

Indoor Outdoor
Parking Spaces: 205
Loading Docks:

DWELLING UNITS

Tenure: Condo
Rooms:
Beds:
Bachelor:
1 Bedroom: 56
2 Bedroom: 48
3 Bedroom: 1
4 Bedroom:
Total Units: 105

FLOOR AREA BREAKDOWN

Land Use: Above Grade: Below Grade:
Residential 11188.0 m²
Retail 735.0 m²
Parking and Loading 6665.6 m²

PROPOSED DENSITY:

Residential Density: 3.4 Non-Residential Density: 0.2 Total Density: 3.6

COMMENTS:

Status: Application on hold - Provincial Zoning Order.

Data valid: June 30, 1991

Planner: Diana Birchall

Phone: 392-7611/6632

Map Reference: 4C

APPLICATION

Development Review: Y
Rezoning: N
O. P. A.: N

Application Number: 387246
Application Date: October 6, 1987
Date of Revision:

Confirmed Municipal Address: 230, 240 Richmond Street West.

Nearest Intersection: North side of Richmond St. W., at Duncan St.

Project Description: To build an addition to an existing commercial/industrial building.

Applicant:
Richmond Duncan B. Corp.
240 Richmond St. W.
596-1930

Agent:
Beinhaker Irwin Assoc.
240 Richmond St. W.
594-0473

Architect:
Beinhaker Irwin Assoc.
240 Richmond St. W.
594-0473

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Special Industrial Commercial Area
Zoning District: I2 D7
Height Limit (m): 61.0
Site Specific Provision: 314-86
Historical Status: NO
Site Plan Control: YES

PROJECT INFORMATION

Site Area: 1718.3 m²
Frontage: 56.1 m
Depth: Irregular

Height Storeys: 10 + 4 basements
Metres: 37.9

Ground Floor: 1339.9 m²
Non-Residential GFA: 12224.0 m²
Total GFA: 12224.0 m²

Indoor Outdoor
Parking Spaces: 49
Loading Docks: Yes

DWELLING UNITS

Tenure:
Rooms:
Beds:
Bachelor:
1 Bedroom:
2 Bedroom:
3 Bedroom:
4 Bedroom:
Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Industrial	6501.9 m ²	338.7 m ²
Office	4798.1 m ²	
Parking and Loading		3049.7 m ²
Retail		585.3 m ²

APPROVED DENSITY:

Residential Density: 0.0

Non-Residential Density: 7.1

Total Density: 7.1

COMMENTS:

Status: Under construction.

Data valid: June 30, 1991

Planner: Paul Byrne

Phone: 392-7339/7349

APPLICATION

Development Review: Y
 Rezoning: N
 O. P. A.: N

Application Number: 389181
 Application Date: October 18, 1989
 Date of Revision:

Confirmed Municipal Address: 477, 483 Richmond Street West.

Nearest Intersection: South side of Richmond St. W., west of Spadina Ave.

Project Description: To build a nine storey industrial building with four levels of below grade parking.

Applicant:
 Victor Tamoy Arch.
 1001 - 119 Spadina Ave.
 595-6176

Agent:
 Victor Tamoy Arch.
 1001 - 119 Spadina Ave.
 595-6176

Architect:
 Victor Tamoy Arch.
 1001 - 119 Spadina Ave.
 595-6176

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: General Industrial Area
 Zoning District: I3 D7
 Height Limit (m): NO
 Site Specific Provision: NO
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 1139.4 m²
 Frontage: 43.1 m
 Depth: 25.5 m

Height Storeys: 9 + 4 basements

Metres: 33.8

Ground Floor: 685.5 m²
 Non-Residential GFA: 7944.1 m²
 Total GFA: 7944.1 m²

Indoor Outdoor
 Parking Spaces: 81
 Loading Docks:

DWELLING UNITS

Tenure:
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units:

FLOOR AREA BREAKDOWN

Land Use: Above Grade: Below Grade:
 Industrial 7944.1 m²
 Parking & Loading 4557.6 m²

APPROVED DENSITY:

Residential Density: 0.0

Non-Residential Density: 7.0

Total Density: 7.0

COMMENTS: See also page 4.43 for Development Review application # 390138 submitted to amend the existing development agreement.

Status: Under construction

Data valid: June 30, 1991

Planner: Blair Martin

Phone: 392-7187/0425

Map Reference: 4C

APPLICATION

Development Review: Y
Rezoning: N
O. P. A.: N

Application Number: 390138
Application Date: November 2, 1990
Date of Revision:

Confirmed Municipal Address: 477, 483 Richmond Street West.

Nearest Intersection: South side of Richmond St. W., west of Spadina Ave.

Project Description: To build additional floor and enlarge ground floor loading and enlarge mechanical rooms.

Applicant:
Victor Tamoy Arch.
1001 - 119 Spadina Ave.
595-6176

Agent:
Victor Tamoy Arch.
1001 - 119 Spadina Ave.
595-6176

Architect:
Victor Tamoy Arch.
1001 - 119 Spadina Ave.
595-6176

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: General Industrial Area
Zoning District: I3 D7
Height Limit (m): NO
Site Specific Provision: NO
Historical Status: NO
Site Plan Control: YES

PROJECT INFORMATION

Site Area: 1139.4 m²
Frontage: 43.1 m
Depth: 25.5 m

Height Storeys: 9 + penthouse + 4
basements
Metres: 39.6

Ground Floor: 727.2 m²
Non-Residential GFA: 9119.0 m²
Total GFA: 9119.0 m²

Indoor Outdoor
Parking Spaces: 74
Loading Docks:

DWELLING UNITS

Tenure:
Rooms:
Beds:
Bachelor:
1 Bedroom:
2 Bedroom:
3 Bedroom:
4 Bedroom:
Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Utilities	3151.5 m ²	
Warehouse	2731.6 m ²	
Industrial	2636.3 m ²	
Retail	599.6 m ²	
Parking and Loading		5109.5 m ²

APPROVED DENSITY:

Residential Density: 0.0

Non-Residential Density: 8.0

Total Density: 8.0

COMMENTS: To amend existing Development Review application # 389181. See page 4.42.

Status: Council approval - May 27 & 28, 1991.

Data valid: June 30, 1991

Planner: Lori Martin

Phone: 392-7190/7187

APPLICATION

Development Review:	N	Application Number:	2106
Rezoning:	Y	Application Date:	August 29, 1988
O. P. A.:	N	Date of Revision:	March 20, 1989

Confirmed Municipal Address: 250 Wellington Street West and 5 Mercer Street.

Nearest Intersection: North side of Wellington St. W., at Peter St.

Project Description: To build a commercial/industrial building.

Applicant:	Agent:	Architect:
C. McGregor, Planner	C. McGregor, Planner	Zeidler Roberts & Partners
400 - 1115 Yonge St.	400 - 1115 Yonge St.	315 Queen St. W.
962-9080	962-9080	596-8300

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Special Industrial Commercial Area
 Zoning District: I2 D7
 Height Limit (m): 61.0
 Site Specific Provision: 110-90
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area:	6956.8 m ²	Height	Storeys:	14 + 5 basements
			Metres:	61.0
Ground Floor:	3206.0 m ²		Indoor	Outdoor
Non-Residential GFA:	63000.0 m ²		Parking Spaces:	719
Total GFA:	63000.0 m ²		Loading Docks:	6

DWELLING UNITS

Tenure:
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Industrial	38900.0 m ²	
Hotel	14500.0 m ²	
Office	5900.0 m ²	
Retail	3200.0 m ²	500.0 m ²
Parking and Loading		29976.0 m ²
Utilities and Services		3389.0 m ²

APPROVED DENSITY:

Residential Density: 0.0	Non-Residential Density: 9.0	Total Density: 9.0
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COMMENTS:

Status: Revised application approved by City Council

Data valid: June 30, 1991

Planner: Paul Byrne

Phone: 392-7339/7349

APPLICATION

Map Reference: 4C

Development Review: Y
Rezoning: N
O. P. A.: N

Application Number: 388137
Application Date: July 20, 1988
Date of Revision:

Confirmed Municipal Address: 255 Wellington Street West.

Nearest Intersection: South side of Wellington St. W., at Widmer St.

Project Description: To build a nine-storey multi-tenant industrial building.

Applicant:
Trucena Property Ltd.
1700 - 150 King St. W.
598-2332

Agent:
Diamond Fairbairn
2000 - 393 University Ave.
971-7000

Architect:
NORR Partnership Ltd.
350 Bloor St. E.
929-2000

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Special Industrial/Commercial Area

Zoning District: I2 D7

Height Limit (m): 61.0

Site Specific Provision: NO

Historical Status: NO

Site Plan Control: YES

PROJECT INFORMATION

Site Area: 943.7 m²

Frontage: 25.8 m

Depth: 36.9 m

Height Storeys: 9 + penthouse + 5
basements
Metres: 35.5

Ground Floor: 540.0 m²

Non-Residential GFA: 6159.3 m²

Total GFA: 6159.3 m²

Indoor Outdoor
Parking Spaces: 56
Loading Docks:

DWELLING UNITS

Tenure:

Rooms:

Beds:

Bachelor:

1 Bedroom:

2 Bedroom:

3 Bedroom:

4 Bedroom:

Total Units:

FLOOR AREA BREAKDOWN

Land Use:

Warehouse

Office

Parking and Loading

Above Grade:

4553.8 m²

1605.5 m²

Below Grade:

5952.0 m²

APPROVED DENSITY:

Residential Density: 0.00

Non-Residential Density: 6.53

Total Density: 6.53

COMMENTS:

Status: Council approval October 21, 1988.

Data valid: June 30, 1991

Planner: Paul Byrne

Phone: 392-7339/7349

Map Reference: 4C

APPLICATION

Development Review:	Y	Application Number:	389130
Rezoning:	N	Application Date:	July 4, 1989
O. P. A.:	N	Date of Revision:	

Confirmed Municipal Address: 354 Wellington Street West and 36 Peter Street.

Nearest Intersection: North-west corner of Wellington St. W. and Peter St.

Project Description: To build two 14-storey industrial and office buildings.

Applicant:	Agent:	Architect:
Peter-Wellington Holdings Ltd.	Beinhaker/Irwin Assoc.	Beinhaker/Irwin Assoc.
301 - 347 Bay St.	240 Richmond St. W.	240 Richmond St. W.
864-0213	596-1930	596-1930

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Special Industrial Commercial Area

Zoning District:	I2 D7
Height Limit (m):	61.0
Site Specific Provision:	NO
Historical Status:	NO
Site Plan Control:	YES

PROJECT INFORMATION

Site Area:	6349.3 m ²	Height	Storeys:	14 + penthouse +
Frontage:	96.0 m			basement
Depth:	Irregular		Metres:	61.0
Ground Floor:	3440.5 m ²			
Non-Residential GFA:	44783.5 m ²		Indoor	Outdoor
Total GFA:	44783.5 m ²	Parking Spaces:	533	
		Loading Docks:		

DWELLING UNITS

Tenure:

Rooms:
Beds:
Bachelor:
1 Bedroom:
2 Bedroom:
3 Bedroom:
4 Bedroom:
Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Industrial	28445.7 m ²	
Office	15873.3 m ²	
Utilities	2850.9 m ²	
Retail	464.5 m ²	
Parking and Loading	296.4 m ²	23223.0 m ²
Warehouse		906.4 m ²

APPROVED DENSITY:

Residential Density: 0.00	Non-Residential Density: 7.05	Total Density: 7.05
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COMMENTS:

Status: Development agreement signed September 10, 1990.

Data valid: June 30, 1991

Planner: Paul Byrne

Phone: 392-7339/7349

APPLICATION

Development Review:	Y	Application Number:	389216
Rezoning:	N	Application Date:	December 27, 1989
O. P. A.:	N	Date of Revision:	February 13, 1991

Confirmed Municipal Address: 21 and 31 Widmer Street.

Nearest Intersection: East side of Widmer St. between King St. W. and Adelaide St. W.

Project Description: To build a 13-storey retail and commercial building.

Applicant:	Agent:	Architect:
Inaugural Investments Ltd.	Kentridge Levitt	Kentridge Levitt
85 Birch Ave.	185 Carlton St.	185 Carlton St.
920-8880	323-1444	323-1444

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: General Industrial Area
 Zoning District: I2 D7
 Height Limit (m): 61.0
 Site Specific Provision: NO
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area:	1633.5 m ²	Height	Storeys:	13 + 3 basements
Frontage:	28.6 m		Metres:	58.9
Depth:	57.1 m			
Ground Floor:	1085.0 m ²		Indoor	Outdoor
Non-Residential GFA:	14620.0 m ²	Parking Spaces:	95	
Total GFA:	14620.0 m ²	Loading Docks:	4	

DWELLING UNITS

Tenure:
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Industrial	9580.0 m ²	
Commercial	4940.0 m ²	
Parking and Loading		3088.9 m ²

PROPOSED DENSITY:

Residential Density: 0.00	Non-Residential Density: 8.95	Total Density: 8.95
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COMMENTS:

Status: Being reviewed.

Data valid: June 30, 1991

Planner: Leontine van Bruggen

Phone: 393-7187/0423

SECTION 5



MAP 5A





Map Reference: 5A

APPLICATION

Development Review: Y
Rezoning: N
O. P. A.: N

Application Number: 389178
Application Date: October 13, 1989
Date of Revision: January 27, 1990

Confirmed Municipal Address: 111, 115 Berkeley Street.

Nearest Intersection: East side of Berkeley St., north of Adelaide St. E.

Project Description: To build an office and residential structure incorporating some existing office building.

Applicant:
Canterra Commercial Dev. Inc.
115 Berkeley St.
363-8819

Agent:
F. J. Reinders and Assoc. Canada Ltd.
500 - 201 County Court Blvd.
457-1618

Architect:
F. J. Reinders and Assoc. Canada Ltd.
500 - 201 County Court Blvd.
457-1618

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: General Use Area "A"
Zoning District: CR L2 U150
Height Limit (m): 17.0 ; 11.6
Site Specific Provision: NO
Historical Status: LISTED
Site Plan Control: YES

PROJECT INFORMATION

Site Area: 668.0 m²
Frontage: 25.2 m
Depth: 26.7 m

Height Storeys: 6 + basement
Metres: 18.0

Ground Floor: 611.3 m²
Residential GFA: 664.2 m²
Non-Residential GFA: 1396.0 m²
Total GFA: 2060.2 m²

Indoor Outdoor
Parking Spaces: 10 1
Loading Docks:

DWELLING UNITS

Tenure: Rental; Private
Rooms:
Beds:
Bachelor:
1 Bedroom: 6
2 Bedroom:
3 Bedroom:
4 Bedroom:
Total Units: 6

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Office	1396.0 m ²	
Residential	664.2 m ²	
Utilities	343.5 m ²	
Parking and Loading		273.2 m ²

APPROVED DENSITY:

Residential Density: 1.0

Non-Residential Density: 2.1

Total Density: 3.1

COMMENTS:

Status: Development agreement signed.

Data valid: June 30, 1991

Planner: Leontine van Bruggen

Phone: 392-7187/0423

Map Reference: 5A

APPLICATION

Development Review: Y
Rezoning: N
O. P. A.: N

Application Number: 388061
Application Date: April 15, 1988
Date of Revision:

Confirmed Municipal Address: 129, 129R Berkeley Street.

Nearest Intersection: East side of Berkeley St., south of Queen St. E.

Project Description: To construct a 5-storey retail/office/residential building.

Applicant:
Martin Tse Arch.
95B Summerhill Ave.
323-1803

Agent:
Martin Tse Arch.
95B Summerhill Ave.
323-1803

Architect:
Martin Tse Arch.
95B Summerhill Ave.
323-1803

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: General Use Area "A"

Zoning District: CR L2 U150
Height Limit (m): 17.0 ; 12.0
Site Specific Provision: NO
Historical Status: NO
Site Plan Control: YES

PROJECT INFORMATION

Site Area: 434.4 m²
Frontage: 9.5 m
Depth: 44.8 m

Height Storeys: 5 + basement
Metres: 16.7

Ground Floor: 122.8 m²
Residential GFA: 455.4 m²
Non-Residential GFA: 853.1 m²
Total GFA: 1308.5 m²

Indoor Outdoor
Parking Spaces: 2 3
Loading Docks:

DWELLING UNITS

Tenure: Rental; Private
Rooms:
Beds:
Bachelor:
1 Bedroom:
2 Bedroom:
3 Bedroom: 2
4 Bedroom:
Total Units: 2

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Office	655.0 m ²	
Residential	455.4 m ²	
Retail	122.8 m ²	75.3 m ²
Warehouse		130.8 m ²
Services		84.4 m ²

APPROVED DENSITY:

Residential Density: 1.05

Non-Residential Density: 1.96

Total Density: 3.01

COMMENTS:

Status: Council approval October 21, 1988.

Data valid: June 30, 1991

Planner: Lance Alexander

Phone: 392-7187/0895

Map Reference: 5A

APPLICATION

Development Review:	Y	Application Number:	1940
Rezoning:	Y	Application Date:	August 27, 1986
O. P. A.:	N	Date of Revision:	July 2, 1987

Confirmed Municipal Address: 159 Frederick Street.

Nearest Intersection: East side of Frederick St., north of Front St. E.

Project Description: To build a residential/commercial mixed use development.

Applicant:	Agent:	Architect:
Henno Sillaste, Arch. Inc.	Henno Sillaste, Arch. Inc.	Henno Sillaste, Arch. Inc.
131 Bloor St. W.	131 Bloor St. W.	131 Bloor St. W.
923-2377	923-2377	923-2377

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	General Use Area B, King/Parliament Part II O.P.
Zoning District:	IC D5 N2
Height Limit (m):	27.5
Site Specific Provision:	629-88
Historical Status:	NO
Site Plan Control:	YES

PROJECT INFORMATION

Site Area:	791.6 m ²	Height	Storeys:	10 + penthouse +
Frontage:	20.2 m			basement
Depth:	Irregular		Metres:	
Ground Floor:	580.0 m ²			
Residential GFA:	4312.0 m ²		Indoor	Outdoor
Non-Residential GFA:	776.0 m ²	Parking Spaces:	16	
Total GFA:	5088.0 m ²	Loading Docks:		

DWELLING UNITS

Tenure:	Condo
Rooms:	
Beds:	
Bachelor:	
1 Bedroom:	
2 Bedroom:	8
3 Bedroom:	8
4 Bedroom:	
Total Units:	16

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	4312.0 m ²	
Office	594.0 m ²	
Parking and Loading	398.0 m ²	
Services	231.0 m ²	
Retail	182.0 m ²	
Warehouse		780.0 m ²

APPROVED DENSITY:

Residential Density: 5.45 (200 uph)	Non-Residential Density: 0.98	Total Density: 6.43
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COMMENTS:

Status: Building permit issued May 24, 1991.

Data valid: June 30, 1991

Planner: Pat Zolf

Phone: 392-7335/0411

APPLICATION

Development Review: Y
 Rezoning: N
 O. P. A.: N

Application Number: 391019
 Application Date: February 28, 1991
 Date of Revision:

Confirmed Municipal Address: 100, 106 Front Street East.

Nearest Intersection: North side of Front St. E., east of Jarvis St.

Project Description: To construct new 8-storey industrial building and to retain existing historical building at 100 Front St. E.

Applicant:
 Jeruden Development Ltd.
 300 - 124 Eglinton Ave. W.
 488-8000

Agent:
 Goodman and Carr
 2100 - 200 King St. W.
 595-2423

Architect:
 Stone Kohn McQuire Vogt
 400 - 100 Front St. E.
 363-3000

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: General Use Area 'B', King Parliament Part II Plan

Zoning District: IC D5 N2
 Height Limit (m): 27.5 ; 23.0
 Site Specific Provision: NO
 Historical Status: 100 Front St. E. is designated
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 2335.7 m²
 Frontage: 82.8 m
 Depth: Irregular

Height Storeys: 8 + 3 basements

Metres: 33.5

Ground Floor: 1924.8 m²
 Non-Residential GFA: 12802.8 m²
 Total GFA: 12802.8 m²

Indoor Outdoor
 Parking Spaces: 119
 Loading Docks:

DWELLING UNITS

Tenure:
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Industrial	6342.6 m ²	
Office	4772.1 m ²	
Retail	1058.0 m ²	
Utilities	630.1 m ²	
Parking and Loading		4905.0 m ²
Storage		332.5 m ²

PROPOSED DENSITY:

Residential Density: 0.00

Non-Residential Density: 5.48

Total Density: 5.48

COMMENTS:

Status: Application being revised.

Data valid: June 30, 1991

Planner: Blair Martin

Phone: 392-7187/0425

Map Reference: 5A

APPLICATION

Development Review: Y
Reasoning: Y
O. P. A.: Y

Application Number: 2099
Application Date: August 11, 1988
Date of Revision: June 22, 1990

Confirmed Municipal Address: 109 Front Street East.

Nearest Intersection: South side of Front St. E., at Lower Jarvis Street.

Project Description: To build market and assisted housing, retail and office, and underground public parking.

Applicant:
The Esplanade Dev. Corp.
900 - 4950 Yonge St.
222-3208

Agent:
Diamond, Fairbairn
2000 - 393 University Ave.
971-7000

Architect:
Page & Steele
110 Eglinton Ave. E.
485-9666

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCR Area C ; St. Lawrence Neighbourhood Part II O.P.

Zoning District: C1 L4 Z5
Height Limit (m): 13.7
Site Specific Provision: 576,677-76; 116-82; 513-89
Historical Status: NO
Site Plan Control: YES

PROJECT INFORMATION

Site Area:	10607.0 m ²	Height Storeys:	7 to 11 + 4 (below grade)
Frontage:	81.9 m		
Depth:	Irregular	Metres:	32.0
Ground Floor:	0.0 m ²		
Residential GFA:	46190.0 m ²	Indoor	Outdoor
Non-Residential GFA:	7340.0 m ²	Parking Spaces:	0%
Total GFA:	53530.0 m ²	Loading Docks:	

DWELLING UNITS

Tenure:	Condo	Rental; Assisted
Rooms:		
Beds:		
Bachelor:	46	7
1 Bedroom:	297	37
2 Bedroom:	107	48
3 Bedroom:		8
4 Bedroom:		
Total Units:	450	100

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	46190.0 m ²	
Retail	3460.0 m ²	
Office	3280.0 m ²	
Pedestrian Walkway	2100.0 m ²	
Residential Recreation	1350.0 m ²	
Institutional	600.0 m ²	
Parking and Loading		29426.0 m ²

APPROVED DENSITY:

Residential Density: 4.35 Non-Residential Density: 0.69 Total Density: 5.04

COMMENTS:

Status: Council approval September 11, 1990.

Data valid: July 17, 1991

Planner: Helen Bulat

Phone: 392-7335/7573

Map Reference: 5A

APPLICATION

Development Review: Y
Rezoning: Y
O. P. A.: Y

Application Number: 2296
Application Date: December 10, 1990
Date of Revision: February 1, 1991

Confirmed Municipal Address: 177, 183, 197 Front St. E.; 15, 21 Lower Sherbourne St.; and 200 The Esplanade.

Nearest Intersection: South-east corner of Front St. E. and Sherbourne St.

Project Description: Phased redevelopment of most of a city block to include 2 residential buildings and 1 mixed commercial/residential social housing building and an industrial building with 578 underground parking spaces.

Applicant:
177,179 Front St. E. Ltd. & Rappcan Inc.
1801 Woodward Dr., Ottawa
226-6000

Agent:
Diamond, Fairbairn
2000 - 393 University Ave.
971-7000

Architect:
Page & Steele Arch.
110 Eglinton Ave.
485-9666

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Mixed Industrial-Residential Area 'C' & Restricted Industrial Area 'B'

Zoning District: I2 D7 ; I1 D3

Height Limit (m): 27.5

Site Specific Provision: NO

Historical Status: NO

Site Plan Control: YES

PROJECT INFORMATION

Site Area: 10673.0 m²

Frontage: 82.5 m

Depth: Irregular

Height Storeys: 13 + 2 basements

Metres:

Residential GFA: 42018.0 m²

Non-Residential GFA: 25493.0 m²

Total GFA: 67511.0 m²

Indoor

Outdoor

Parking Spaces: 578

Loading Docks:

DWELLING UNITS

Tenure:	Rental; Private	Rental; Assisted
Rooms:		
Beds:		
Bachelor:	48	30
1 Bedroom:	40	83
2 Bedroom:	77	37
3 Bedroom:		
4 Bedroom:		
Total Units:	365	150

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	42018.0 m ²	
Industrial	23800.0 m ²	
Retail	1693.0 m ²	
Parking and Loading		18793.0 m ²

PROPOSED DENSITY:

Residential Density: 3.9

Non-Residential Density: 2.4

Total Density: 6.3

COMMENTS:

Status: Preliminary report adopted by LUC on May 9, 1991. Working Committee in process.

Data valid: July 17, 1991

Planner: Deborah Porte

Phone: 392-7335/0410

Map Reference: 5A

APPLICATION

Development Review: Y
Reasoning: N
O. P. A.: N

Application Number: 388135
Application Date: July 18, 1988
Date of Revision:

Confirmed Municipal Address: 184 Front Street East.

Nearest Intersection: North side of Front St. E., at Princess St.

Project Description: To build an eight-storey industrial building.

Applicant:
Arcop Arch. Inc.
201 - 260 King St. E.
368-1685

Agent:
Arcop Arch. Inc.
201 - 260 King St. E.
368-1685

Architect:
Arcop Arch. Inc.
201 - 260 King St. E.
368-1685

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Restricted Industrial Area
Zoning District: I2 D7
Height Limit (m): 27.5
Site Specific Provision: NO
Historical Status: NO
Site Plan Control: YES

PROJECT INFORMATION

Site Area: 1221.0 m²
Frontage: 27.7 m
Depth: Irregular

Height Storeys: 8 + 2 basements

Metres: 29.7

Ground Floor: 835.0 m²
Non-Residential GFA: 8533.0 m²
Total GFA: 8533.0 m²

Indoor Outdoor
Parking Spaces: 56
Loading Docks:

DWELLING UNITS

Tenure:
Rooms:
Beds:
Bachelor:
1 Bedroom:
2 Bedroom:
3 Bedroom:
4 Bedroom:
Total Units:

FLOOR AREA BREAKDOWN

Land Use: Above Grade: Below Grade:
Industrial 7433.0 m²
Commercial 1100.0 m²
Parking and Loading 2300.0 m²

APPROVED DENSITY:

Residential Density: 0.0

Non-Residential Density: 7.0

Total Density: 7.0

COMMENTS:

Status: Under construction.

Data valid: July 17, 1991

Planner: Pat Zolf

Phone: 392-7335/0411

Map Reference: 5A

APPLICATION

Development Review: Y
Rezoning: Y
O. P. A.: Y

Application Number: 2275
Application Date: September 5, 1990
Date of Revision:

Confirmed Municipal Address: 33, 37, 39 Jarvis St. and 163, 167, 169, 179 King St. E.

Nearest Intersection: East side of Jarvis St., south of King St. E.

Project Description: To build condominium apartment building with street related retail on ground floor.

Applicant:
Lloydbrook Holdings Ltd.
1700 - 22 St. Clair Ave. E.
961-5355

Agent:
Diamond & Fairbairn (S.H. Diamond)
2000 - 393 University Ave.
971-7000

Architect:
Beinhaker/Irwin Assoc.
240 Richmond St. W.
596-0473

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: General Use Area B, King/Parliament Part II O.P.

Zoning District: IC D5 N2
Height Limit (m): 23.0 ; 27.5
Site Specific Provision: NO
Historical Status: SEE COMMENTS
Site Plan Control: YES

PROJECT INFORMATION

Site Area: 3187.7 m²
Frontage: 72.1 m
Depth: Irregular

Height Storeys: 12 + 2 basements

Metres: 36.3

Ground Floor: 1686.6 m²
Residential GFA: 15999.1 m²
Non-Residential GFA: 1680.4 m²
Total GFA: 17679.5 m²

Indoor Outdoor
Parking Spaces: 128
Loading Docks:

DWELLING UNITS

Tenure: Condo
Rooms:
Beds:
Bachelor: 38
1 Bedroom: 90
2 Bedroom: 73
3 Bedroom:
4 Bedroom:
Total Units: 201

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	15999.1 m ²	
Retail	971.1 m ²	
Warehouse	614.5 m ²	259.9 m ²
Office	94.8 m ²	
Parking and Loading		4161.9 m ²

PROPOSED DENSITY:

Residential Density: 5.00

Non-Residential Density: 0.53

Total Density: 5.53

COMMENTS: 33 Jarvis St. is designated, 167-169 King St. E. are listed as historical buildings.

Status: Application received.

Data valid: June 30, 1991

Planner: Pat Zolf

Phone: 392-7335/0411

APPLICATION

Development Review: N
 Rezoning: Y
 O. P. A.: Y

Application Number: 2146
 Application Date: January 31, 1989
 Date of Revision: June 20, 1990

Confirmed Municipal Address: 150, 156, 158, 160, 168 King St. E.; 61, 63 Jarvis St.; 80 George St.; and 207 Adelaide St. E.

Nearest Intersection: North side of King St. E., east of Jarvis St.

Project Description: To renovate existing building and to build a new industrial commercial building.

Applicant:
 Brooke Murch Block Co.
 172 King St. E.
 364-4544

Agent:
 Berridge, Lewingberg & Greenberg
 133 Richmond St. W.
 363-9004

Architect:
 Clarke, D. Downey Partnership Arch.
 3 Church St.
 737-8138

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: General Use Area, King Parliament Part II Plan
 Zoning District: IC D5 N2
 Height Limit (m): 27.5
 Site Specific Provision: NO
 Historical Status: SEE COMMENTS
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 4250.9 m²
 Frontage: 80.2 m
 Depth: Irregular

Height Storeys: 9 + 3 basement
 Metres: 35.0 m

Ground Floor: 2856.0 m²
 Non-Residential GFA: 24379.0 m²
 Total GFA: 24379.0 m²

Indoor Outdoor
 Parking Spaces: 253
 Loading Docks:

DWELLING UNITS

Tenure:
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Industrial	11714.5 m ²	
Office	9114.5 m ²	
Retail	2856.0 m ²	694.6 m ²
Parking and Loading		8226.3 m ²

PROPOSED DENSITY:

Residential Density: 0.00

Non-Residential Density: 5.74

Total Density: 5.74

COMMENTS: 150 King St. E. is designated; 61 and 63 Jarvis St. are listed as historical structures.

Status: Application on hold.

Data valid: June 30, 1991

Planner: Pat Zoll

Phone: 392-7335/0411

Map Reference: 5A

APPLICATION

Development Review: Y
Rezoning: N
O. P. A.: N

Application Number: 390045
Application Date: April 2, 1990
Date of Revision:

Confirmed Municipal Address: 197 King Street East

Nearest Intersection: South side of King St. E., east of Jarvis St.

Project Description: To build additions to existing mixed commercial industrial building

Applicant:
Vlad German, Arch.
335 Dundas St. E.
867-1233

Agent:
Vlad German, Arch.
335 Dundas St. E.
867-1233

Architect:
Vlad German, Arch.
335 Dundas St. E.
867-1233

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: General Use Area
Zoning District: IC D5 N2
Height Limit (m): 27.5
Site Specific Provision: NO
Historical Status: DESIGNATED
Site Plan Control: YFS

PROJECT INFORMATION

Site Area: 394.0 m²
Frontage: 10.8 m
Depth: 36.6 m

Height Storeys: 6 + basement

Metres: 23.1

Ground Floor: 310.8 m²
Non-Residential GFA: 1931.6 m²
Total GFA: 1931.6 m²

Indoor Outdoor

Parking Spaces:
Loading Docks:

DWELLING UNITS

Tenure:
Rooms:
Beds:
Bachelor:
1 Bedroom:
2 Bedroom:
3 Bedroom:
4 Bedroom:
Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Industrial	1181.7 m ²	
Office	439.1 m ²	
Retail	310.7 m ²	
Storage		288.4 m ²

APPROVED DENSITY:

Residential Density: 0.0

Non-Residential Density: 4.9

Total Density: 4.9

COMMENTS:

Status: Building permit application

Data valid: June 30, 1991

Planner: Lori Martin

Phone: 392-7187/7190

APPLICATION

Development Review:	Y	Application Number:	390040
Rezoning:	N	Application Date:	March 27, 1990
O. P. A.:	N	Date of Revision:	September 5, 1990

Confirmed Municipal Address: 101 Ontario Street.

Nearest Intersection: East side of Ontario St., north of Richmond St. E.

Project Description: To build a 7-storey industrial building.

Applicant:	Agent:	Architect:
Martin Tse, Arch.	Martin Tse, Arch.	Martin Tse, Arch.
6 - 2750 14th Ave., Markham	6 - 2750 14th Ave., Markham	6 - 2750 14th Ave., Markham
940-3188	940-3188	940-3188

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Restricted Industrial Area
 Zoning District: I2 D2
 Height Limit (m): 27.5
 Site Specific Provision: NO
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area:	926.7 m ²	Height	Storeys:	7 + 2 basements
Frontage:	26.8 m			
Depth:	35.1 m		Metres:	30.4
Ground Floor:	565.0 m ²			
Non-Residential GFA:	6486.0 m ²		Indoor	Outdoor
Total GFA:	6486.0 m ²	Parking Spaces:	32	
		Loading Docks:		

DWELLING UNITS

Tenure:
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Industrial	4801.0 m ²	
Office	1685.0 m ²	
Parking and Loading		1040.5 m ²
Utilities		89.5 m ²

APPROVED DENSITY:

Residential Density: 0.0	Non-Residential Density: 7.0	Total Density: 7.0
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COMMENTS:

Status: Council approval October 22, 1990.

Data valid: June 30, 1991

Planner: Lori Martin

Phone: 392-7187/7190

Map Reference: 5A

APPLICATION

Development Review: Y
Rezoning: Y
O. P. A.: N

Application Number: 2104
Application Date: August 18, 1988
Date of Revision: August 17, 1989

Confirmed Municipal Address: 54 Parliament Street

Nearest Intersection: West side of Parliament St., south of Front St. E.

Project Description: To build a 99 unit non-profit co-operative apartment building.

Applicant:
Berkeley Street Co-operative

Agent:
Co-op Housing Federation of Toronto
22 Mowat Ave.
538-7511

Architect:
P. Reuber, Arch.
77 Berkeley Street
364-6776

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA; Special Industrial Area
Zoning District: R3 Z2.5
Height Limit (m): 25.9
Site Specific Provision: 576-76; 677-76; 24-77; 373-79; 884-79; 116-82; 65-90
Historical Status: NO
Site Plan Control: YES

PROJECT INFORMATION

Site Area:	3489.0 m ²	Height	Storeys:	6 + basement
Frontage:	40.1 m			
Depth:	Irregular		Metres:	23
Ground Floor:	1320.0 m ²			
Residential GFA:	9791.5 m ²		Indoor	Outdoor
Total GFA:	9791.5 m ²	Parking Spaces:	56	
		Loading Docks:		

DWELLING UNITS

Tenure: Rental; Assisted

Rooms:	
Beds:	
Bachelor:	
1 Bedroom:	40
2 Bedroom:	39
3 Bedroom:	20
4 Bedroom:	
Total Units:	99

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	9791.5 m ²	
Parking and Loading		2085.6 m ²

APPROVED DENSITY:

Residential Density: 2.8 (130 upa)	Non-Residential Density: 0.0	Total Density: 2.8
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COMMENTS:

Status: Council approval - January 9, 1990

Data valid: June 30, 1991

Planner: Freda Fyles

Phone: 392-7335/0413

Map Reference: 5A

APPLICATION

Development Review: Y
Rezoning: N
O. P. A.: N

Application Number: 388136
Application Date: July 19, 1988
Date of Revision:

Confirmed Municipal Address: 245 Queen Street East.

Nearest Intersection: South side of Queen St. E., west of Seaton St.

Project Description: To build a two-storey building addition to existing garage building.

Applicant:

Centre Honda
354 Richmond St. E.
364-1116

Agent:

Tony Paginton, Arch.
2671 Lake Shore Blvd. W.
251-3538

Architect:

Tony Paginton, Arch.
2671 Lake Shore Blvd. W.
251-3538

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: General Use Area
Zoning District: CR L2 U150
Height Limit (m): 17.0
Site Specific Provision: NO
Historical Status: NO
Site Plan Control: YES

PROJECT INFORMATION

Site Area: 1456.8 m²
Frontage: 39.7 m
Depth: 34.4 m

Height Storeys: 2
Metres:

Ground Floor: 1351.1 m²
Non-Residential GFA: 2308.1 m²
Total GFA: 2308.1 m²

Indoor Outdoor
Parking Spaces: 51 5
Loading Docks:

DWELLING UNITS

Tenure:

Rooms:
Beds:
Bachelor:
1 Bedroom:
2 Bedroom:
3 Bedroom:
4 Bedroom:
Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Office	1146.4 m ²	
Parking and Loading	945.4 m ²	
Retail	216.3 m ²	

APPROVED DENSITY:

Residential Density: 0.00

Non-Residential Density: 1.58

Total Density: 1.58

COMMENTS:

Status: Building permit application October 23, 1990.

Data valid: June 30, 1991

Planner: Lance Alexander

Phone: 392-7335/0895

APPLICATION

Development Review: Y
 Rezoning: N
 O. P. A.: N

Application Number: 388060
 Application Date: April 15, 1988
 Date of Revision:

Confirmed Municipal Address: 2 Small Street.

Nearest Intersection: North side of Queens Quay E., west of Parliament St.

Project Description: A mixed use industrial building

Applicant:
 Young & Wright Arch.
 172 St. George St.
 968-3522

Agent:
 Diamond, Fairbairn, Steinberg
 2000 - 393 University Ave.
 971-7000

Architect:
 Young & Wright, Arch.
 172 St. George St.
 968-3522

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Restricted Industrial Area
 Zoning District: I2 D3 N0.5
 Height Limit (m): NO
 Site Specific Provision: NO
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 1246.4 m²
 Frontage: 38.8 m
 Depth: 30.5 m

Height Storeys: 8 + 2 basements
 Metres: 41.1

Ground Floor: 815.7 m²
 Non-Residential GFA: 8724.4 m²
 Total GFA: 8724.4 m²

Indoor Outdoor
 Parking Spaces: 90
 Loading Docks:

DWELLING UNITS

Tenure:
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Industrial	8192.1 m ²	
Retail	357.7 m ²	
Services	174.6 m ²	
Parking and Loading		2244.5 m ²

PROPOSED DENSITY:

Residential Density: 0.0

Non-Residential Density: 7.0

Total Density: 7.0

COMMENTS:

Status: On hold.

Data valid: June 30, 1991

Planner: Peter Langdon

Phone: 392-7611/7617

APPLICATION

Development Review: Y
Rezoning: N
O. P. A.: N

Application Number: 387116
Application Date: May 6, 1987
Date of Revision:

Confirmed Municipal Address: 246 The Esplanade

Nearest Intersection: North side of The Esplanade, between Princess and Berkeley Streets

Project Description: To build a municipal community centre and a public school.

Applicant:
City of Toronto
100 Queen St. W.
392-7132

Agent:
City of Toronto
100 Queen St. W.
392-7132

Architect:
Oleason, Worland Arch. - 863-6373
Aleksander Petricic Arch.
591-8022

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Mixed Industrial Residential Area
Zoning District: C3 V3 ; I1 D3
Height Limit (m): 27.5
Site Specific Provision: 181-87; O.P.A. No. 400
Historical Status: NO
Site Plan Control: YES

PROJECT INFORMATION

Site Area: 3786.3 m²
Frontage: 45.1 m
Depth: Irregular

Height Storeys: 3
Metres:

Total GFA: 10490.0 m²

Indoor Outdoor
Parking Spaces:
Loading Docks:

DWELLING UNITS

Tenure:
Rooms:
Beds:
Bachelor:
1 Bedroom:
2 Bedroom:
3 Bedroom:
4 Bedroom:
Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Institutional	3355.5 m ²	2583.6 m ²
School	4599.0 m ²	989.0 m ²

APPROVED DENSITY:

Residential Density: 0.0 Non-Residential Density: 2.8 Total Density: 2.8

COMMENTS:

Status: Under construction.

Data valid: June 30, 1991

Planner: Freda Fyles

Phone: 392-7335/0413

MAP 5B



APPLICATION

Development Review: Y
 Rezoning: N
 O. P. A.: N

Application Number: 387183
 Application Date: July 16, 1987
 Date of Revision:

Confirmed Municipal Address: 96 Eastern Avenue.

Nearest Intersection: North-east corner of Eastern Ave. and Sumach St.

Project Description: To build a three storey light industrial building.

Applicant:
 Multitechnure
 2 - 104 Moore Avenue
 484-7238

Agent:
 Kentridge Levitt Arch.
 2 Berkeley St.
 364-4144

Architect:
 Kentridge Levitt Arch.
 2 Berkeley St.
 364-4144

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Mixed Industrial Residential Area
 Zoning District: I1 D3
 Height Limit (m): 13.7 ; 11.6
 Site Specific Provision: NO
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 799.9 m²
 Frontage: 41.3 m
 Depth: Irregular

Height Storeys: 3 + basement

Metres: 11.7

Ground Floor: 523.9 m²
 Non-Residential GFA: 2127.4 m²
 Total GFA: 2127.4 m²

Indoor Outdoor

Parking Spaces: 21
 Loading Docks:

DWELLING UNITS

Tenure:
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Industrial	1597.9 m ²	529.5 m ²
Parking & Loading/Grade	487.7 m ²	

APPROVED DENSITY:

Residential Density: 0.0

Non-Residential Density: 2.7

Total Density: 2.7

COMMENTS:

Status: Council approval - October 3, 1988.

Data valid: June 30, 1991

Planner: Lance Alexander

Phone: 392-7187/0895

APPLICATION

Development Review: Y
 Reasoning: Y
 O. P. A.: Y

Application Number: 2054
 Application Date: January 13, 1988
 Date of Revision: July 31, 1989

Confirmed Municipal Address: 525 King Street East.

Nearest Intersection: South side of King St. E., at Sumach St.

Project Description: To build a commercial and industrial building.

Applicant:
 West End Construction
 625 Evans Avenue
 225-3411

Agent:
 Jim Strasman, Arch.
 167 Avenue Rd.
 964-2680

Architect:
 Jim Strasman, Arch.
 167 Avenue Rd.
 964-2680

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Mixed Industrial Residential Area A
 Zoning District: I1 D3
 Height Limit (m): 11.6
 Site Specific Provision: 230-90
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 576.2 m²
 Frontage: 30.2 m
 Depth: Irregular

Height Storeys: 4 + basement

Metres:

Ground Floor: 440.0 m²
 Non-Residential GFA: 2015.0 m²
 Total GFA: 2015.0 m²

Indoor Outdoor

Parking Spaces: 13

Loading Docks: 1

DWELLING UNITS

Tenure:
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Wholesale	965.0 m ²	
Office	525.0 m ²	
Industrial	525.0 m ²	
Parking and Loading Services		455.2 m ² 121.0 m ²

APPROVED DENSITY:

Residential Density: 0.0

Non-Residential Density: 3.5

Total Density: 3.5

COMMENTS:

Status: Council approval April 17, 1990.

Data valid: June 30, 1991

Planner: Lance Alexander

Phone: 392-7187/0895

Map Reference: 5B

APPLICATION

Development Review: Y
Reasoning: Y
O. P. A.: Y

Application Number: 2208
Application Date: December 19, 1989
Date of Revision:

Confirmed Municipal Address: 530 King Street East.

Nearest Intersection: North side of King St. E., west of River St.

Project Description: To replace an existing industrial building on the site with a mixed commercial/industrial building with below grade parking.

Applicant:
Rae Brothers Inc.
512 King St. E.
364-8656

Agent:
Weir & Foulds
Box 480 - 1600 2 First Cdn. Place
947-5067

Architect:
Roger Du Toit, Arch.
47 Colborne St.
864-0200

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Mixed Industrial/Commercial Area - King/Parliament Part II O.P.
Zoning District: I1 D3
Height Limit (m):
Site Specific Provision: 738-81
Historical Status: NO
Site Plan Control: YES

PROJECT INFORMATION

Site Area: 1508.5 m²
Frontage: 30.3 m
Depth: 49.7 m

Height Storeys: 5-7 + basement

Metres: 25.5

Ground Floor: 1037.3 m²
Non-Residential GFA: 6714.5 m²
Total GFA: 6714.5 m²

Indoor Outdoor

Parking Spaces: 27
Loading Docks:

DWELLING UNITS

Tenure:
Rooms:
Beds:
Bachelor:
1 Bedroom:
2 Bedroom:
3 Bedroom:
4 Bedroom:
Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Retail	4476.3 m ²	
Industrial	2238.2 m ²	
Parking and Loading		1505.6 m ²

PROPOSED DENSITY:

Residential Density: 0.00

Non-Residential Density: 4.45

Total Density: 4.45

COMMENTS:

Status: Application received.

Data valid: July 17, 1991

Planner: Helen Bulat

Phone: 392-7335/7573

APPLICATION

Development Review: Y
 Rezoning: N
 O. P. A.: N

Application Number: 389177
 Application Date: October 12, 1989
 Date of Revision:

Confirmed Municipal Address: 443, 447 Queen Street East.

Nearest Intersection: South-east corner of Queen St. E. and St. Paul St.

Project Description: To build a mixed use commercial/residential building.

Applicant:

C.A.L. Holdings Ltd.
 Box 274, 275 King St. E.
 942-6258

Agent:

R.W. Smith
 Box 274 - 275 King St. E.
 969-9382

Architect:

Melillo-Rocheleau, Arch.
 110 - King St. W.
 599-0768

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDMCRA
 Zoning District: CR L1 U150
 Height Limit (m): 13.7
 Site Specific Provision: NO
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION

Site Area: 1028.4 m²
 Frontage: 24.4 m
 Depth: 36.6 m

Height Storeys: 5 + basement
 Metres: 14.4

Ground Floor: 357.0 m²
 Residential GFA: 1782.0 m²
 Non-Residential GFA: 1026.0 m²
 Total GFA: 2808.0 m²

Indoor Outdoor
 Parking Spaces: 15 14
 Loading Docks:

DWELLING UNITS

Tenure: Condo
 Rooms:
 Beds:
 Bachelor:
 1 Bedroom: 2
 2 Bedroom: 8
 3 Bedroom:
 4 Bedroom:
 Total Units: 10

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	1782.0 m ²	
Office	701.0 m ²	
Retail	325.0 m ²	
Parking and Loading	325.0 m ²	487.7 m ²
Utilities		167.3 m ²

APPROVED DENSITY:

Residential Density: 1.73

Non-Residential Density: 1.00

Total Density: 2.73

COMMENTS:

Status: Council approval September 10, 1990.

Data valid: June 30, 1991

Planner: Blair Martin

Phone: 392-7187/7190

Map Reference: 5B

APPLICATION

Development Review: M
Rezoning: Y
O. P. A.: Y

Application Number: 2288
Application Date: October 22, 1990
Date of Revision:

Confirmed Municipal Address: 30 St. Lawrence Street.

Nearest Intersection: South of King St. E., one block west of Bayview Ave.

Project Description: To build assisted housing in two phases.

Applicant:
City of Toronto Housing Dept.
112 Elizabeth St.
392-7942

Agent:
Nancy Singer
112 Elizabeth St.
392-0057

Architect:
Hilditch Arch.
205 Sheppard Ave. E.
495-8354

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Mixed Industrial Residential Area 'A' - King Parliament Part II Plan

Zoning District: II D3
Height Limit (m): 13.7 ; 11.6
Site Specific Provision: NO
Historical Status: NO
Site Plan Control: NO

PROJECT INFORMATION

Site Area: 4685.9 m²
Frontage: 57.9 m
Depth: Irregular

Height Storeys: 5 + basement

Metres: 20.6

Ground Floor: 1853.5 m²
Residential GFA: 7389.0 m²
Non-Residential GFA: 918.0 m²
Total GFA: 8307.0 m²

Indoor
Outdoor
Parking Spaces: 31 off-site
Loading Docks:

DWELLING UNITS

Tenure: Rental; Assisted
Rooms: 20
Beds:
Bachelor: 11
1 Bedroom: 54
2 Bedroom: 13
3 Bedroom: 3
4 Bedroom:
Total Units: 101

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Residential	7187.0 m ²	202.0 m ²
Institutional	571.0 m ²	347.0 m ²
Loading	75.8 m ²	

PROPOSED DENSITY:

Residential Density: 1.6

Non-Residential Density: 0.2

Total Density: 1.8

COMMENTS:

Status: Being reviewed.

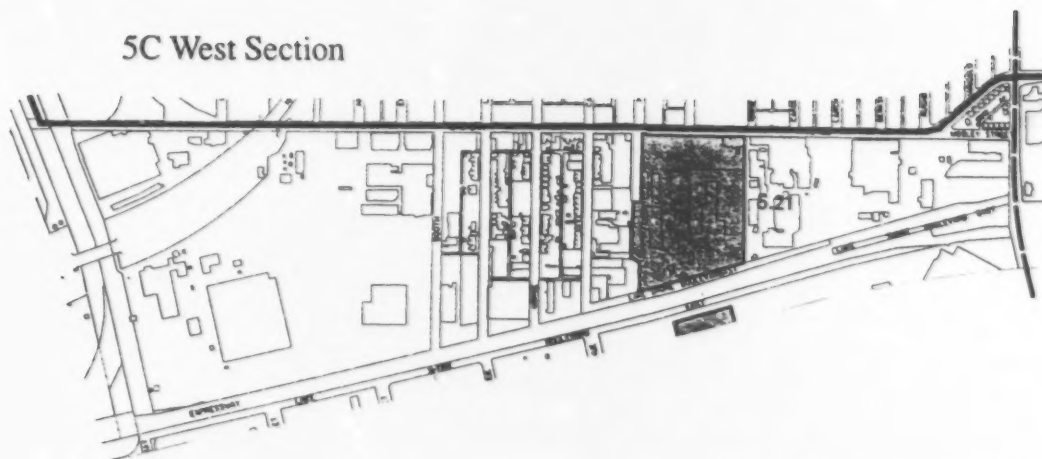
Data valid: June 30, 1991

Planner: Tim Burkholder

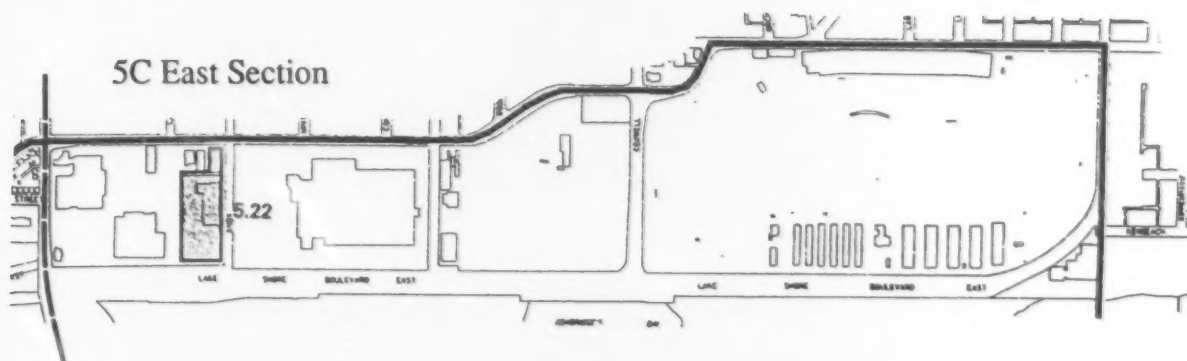
Phone: 392-7335/0412

MAP 5C

5C West Section



5C East Section



Map Reference: 5C

APPLICATION

Development Review: Y
Rezoning: N
O. P. A.: N

Application Number: 389129/390048
Application Date: June 29, 1989
Date of Revision: April 19, 1990

Confirmed Municipal Address: 629 Eastern Avenue.

Nearest Intersection: South side of Eastern Ave., east of Pope Ave.

Project Description: To build new structures and renovate and expand existing ones for studios, stages, administration, and auxiliary uses.

Applicant:
Eastern Mall Ltd.
200 - 629 Eastern Ave.
469-1218

Agent:
Blott, Fejer, Felkai
150 York St.
364-7707

Architect:
Stevens Burgess Arch. - 961-5690
301 - 40 St. Clair Ave. E
David Balind, Arch. - 532-4522
203 - 99 Atlantic Ave.

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Restricted Industrial Area
Zoning District: I2 D5
Height Limit (m): 18.0
Site Specific Provision: NO
Historical Status: NO
Site Plan Control: YES

PROJECT INFORMATION

Site Area: 36500.0 m²
Frontage: 124.0 m
Depth: Irregular

Height Storeys: 3 + basement

Metres: 15.2

Ground Floor: 21609.3 m²
Non-Residential GFA: 34847.7 m²
Total GFA: 34847.7 m²

Indoor Outdoor
Parking Spaces: 122
Loading Docks:

DWELLING UNITS

Tenure:
Rooms:
Beds:
Bachelor:
1 Bedroom:
2 Bedroom:
3 Bedroom:
4 Bedroom:
Total Units:

FLOOR AREA BREAKDOWN (Existing + Addition)

Land Use:	Above Grade:	Below Grade:
Industrial	30444.6 m ²	295.4 m ²
Parking & Loading/Grade	2833.4 m ²	
Office	1849.6 m ²	
Warehouse	1783.1 m ²	
Retail	475.0 m ²	

APPROVED DENSITY:

Residential Density: 0.00

Non-Residential Density: 0.96

Total Density: 0.96

COMMENTS:

Status: Under construction.

Data valid: June 30, 1991

Planner: Blair Martin

Phone: 392-7187/0425

Map Reference: 5C

APPLICATION

Development Review: Y
Rezoning: N
O. P. A.: N

Application Number: 391057
Application Date: June 14, 1991
Date of Revision:

Confirmed Municipal Address: 895 Eastern Avenue.

Nearest Intersection: South side of Eastern Ave., west of Knox Ave.

Project Description: To build additions to existing Fire Hall and Training Academy.

Applicant:
Brisbin Brook Beynon Arch.
14 Duncan St.
591-8999

Agent:
Brisbin Brook Beynon Arch.
14 Duncan St.
591-8999

Architect:
Brisbin Brook Beynon Arch.
14 Duncan St.
591-8999

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Restricted Industrial Area
Zoning District: E2 D5
Height Limit (m): 18.0
Site Specific Provision: NO
Historical Status: NO
Site Plan Control: YES

PROJECT INFORMATION

Site Area: 19889.1 m²
Frontage: 40.2 m
Depth: Irregular

Height Storeys: 2
Metres: 20.3 m

Ground Floor: 6668.5 m²
Non-Residential GFA: 9384.7 m²
Total GFA: 9384.7 m²

Indoor Outdoor
Parking Spaces: 50
Loading Docks:

DWELLING UNITS

Tenure:
Rooms:
Beds:
Bachelor:
1 Bedroom:
2 Bedroom:
3 Bedroom:
4 Bedroom:
Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Fire Academy	9384.7 m ²	
Parking & Loading/Grade	1161.3 m ²	

PROPOSED DENSITY:

Residential Density: 0.00

Non-Residential Density: 0.47

Total Density: 0.47

COMMENTS:

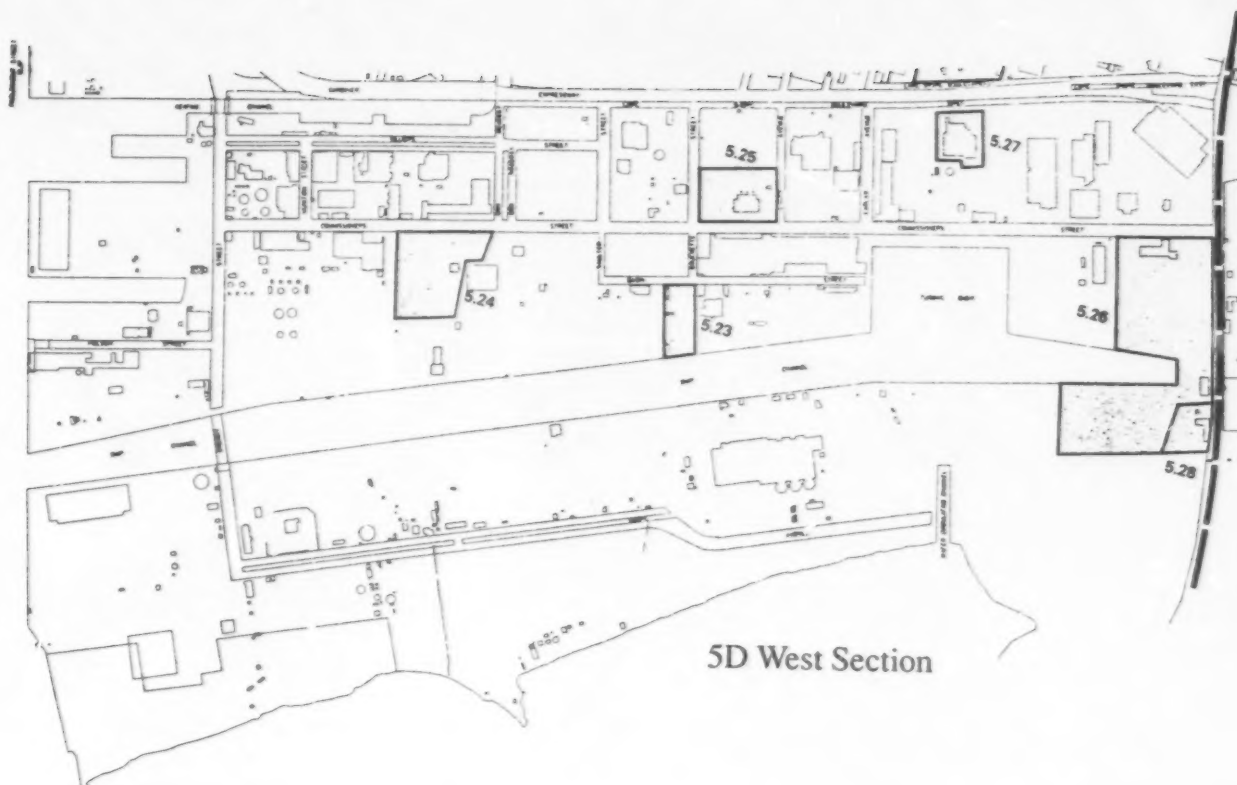
Status: Application being revised.

Data valid: June 30, 1991

Planner: Blair Martin

Phone: 392-7187/0425

MAP 5D



5D West Section



5D East Section





Map Reference: 5D

APPLICATION

Development Review: Y
Rezoning: N
O. P. A.: N

Application Number: 389145
Application Date: July 19, 1989
Date of Revision:

Confirmed Municipal Address: 23 Basin Street.

Nearest Intersection: South side of Basin St., at Bouchette St.

Project Description: To build a 3-storey hydro sub-station.

Applicant:
Toronto Hydro Electric
14 Carlton St.
591-4395

Agent:
Boigon and Armstrong, Arch.
200 - 10212 Yonge St., Richmond Hill
737-1300

Architect:
Boigon and Armstrong, Arch.
200 - 10212 Yonge St., Richmond Hill
737-1300

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Areas of Industry
Zoning District: I4 D2
Height Limit (m): NO
Site Specific Provision: NO
Historical Status: NO
Site Plan Control: YES

PROJECT INFORMATION

Site Area: 12383.0 m²
Frontage: 77.4 m
Depth: Irregular

Height Storeys: 3 + basement
Metres: 13.6

Ground Floor: 789.6 m²
Non-Residential GFA: 1986.7 m²
Total GFA: 1986.7 m²

Indoor Outdoor
Parking Spaces: 3
Loading Docks:

DWELLING UNITS

Tenure:
Rooms:
Beds:
Bachelor:
1 Bedroom:
2 Bedroom:
3 Bedroom:
4 Bedroom:
Total Units:

FLOOR AREA BREAKDOWN

Land Use: Above Grade: Below Grade:
Utilities 1986.7 m² 129.5 m²

APPROVED DENSITY:

Residential Density: 0.00

Non-Residential Density: 0.16

Total Density: 0.16

COMMENTS:

Status: Under construction.

Data valid: June 30, 1991

Planner: Blair Martin

Phone: 392-7187/0425

Map Reference: 5D

APPLICATION

Development Review: Y
Rezoning: N
O. P. A.: N

Application Number: 390072
Application Date: May 23, 1990
Date of Revision:

Confirmed Municipal Address: West part of 85 Commissioners Street.

Nearest Intersection: South side of Commissioners St., east of Munition St.

Project Description: To build a building for multi-material resource recovery facility.

Applicant:
Harkow Aggregates & Recycling Ltd.
99A Commissioners St.
963-5946

Agent:
Lilly, Blott, Fejer
2200 - 181 University Ave.
365-6300

Architect:
David Baunt, Arch.
202 - 506 Jarvis St.
967-0381

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Area of Industry
Zoning District: E3 D2
Height Limit (m): NO
Site Specific Provision: NO
Historical Status: NO
Site Plan Control: YES

PROJECT INFORMATION

Site Area: 22660.0 m²
Frontage: 103.1 m
Depth: Irregular

Height Storeys: 2
Metres: 12.3

Ground Floor: 7953.0 m²
Non-Residential GFA: 8232.0 m²
Total GFA: 8232.0 m²

Indoor Outdoor
Parking Spaces: 39
Loading Docks:

DWELLING UNITS

Tenure:
Rooms:
Beds:
Bachelor:
1 Bedroom:
2 Bedroom:
3 Bedroom:
4 Bedroom:
Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Industrial	7674.0 m ²	
Parking and Loading	905.8 m ²	
Office	558.0 m ²	

APPROVED DENSITY:

Residential Density: 0.00

Non-Residential Density: 0.36

Total Density: 0.36

COMMENTS:

Status: Council approval August 13, 1990 - Building permit application

Data valid: June 30, 1991

Planner: Blair Martin

Phone: 392-7187/0425

Map Reference: 5D

APPLICATION

Development Review: Y
Rezoning: N
O. P. A.: N

Application Number: 391022
Application Date: March 5, 1991
Date of Revision:

Confirmed Municipal Address: 400 Commissioners Street.

Nearest Intersection: North side of Commissioners St., at Logan Ave.

Project Description: To build an addition to an existing garbage processing plant.

Applicant:

R. Crave & Assoc. Engineering Ltd.
13 - 1155 North Service Rd. W.
825-8440

Agent:

R. Crave & Assoc. Engineering Ltd.
13 - 1155 North Service Rd. W.
825-8440

Architect:

R. Crave & Assoc. Engineering Ltd.
13 - 1155 North Service Rd. W.
825-8440

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Area of Industry
Zoning District: I3 D2
Height Limit (m): NO
Site Specific Provision: NO
Historical Status: NO
Site Plan Control: YES

PROJECT INFORMATION

Site Area: 24806.4 m²
Frontage: 188.0 m
Depth: Irregular

Height Storeys: 4 + basement

Metres:

Ground Floor: 2974.8 m²
Non-Residential GFA: 7738.6 m²
Total GFA: 7738.6 m²

Indoor Outdoor

Parking Spaces: 18
Loading Docks:

DWELLING UNITS

Tenure:

Rooms:
Beds:
Bachelor:
1 Bedroom:
2 Bedroom:
3 Bedroom:
4 Bedroom:
Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Utilities	7497.1 m ²	241.5 m ²
Parking & Loading/Grade	585.3 m ²	

APPROVED DENSITY:

Residential Density: 0.00

Non-Residential Density: 0.31

Total Density: 0.31

COMMENTS:

Status: Council approval - June 11, 1991.

Data valid: June 30, 1991

Planner: Blair Martin

Phone: 392-0425/7187

Map Reference: 5D

APPLICATION

Development Review: Y
Rezoning: N
O. P. A.: N

Application Number: 389214
Application Date: December 18, 1989
Date of Revision: March 12, 1990

Confirmed Municipal Address: 595 Commissioners Street.

Nearest Intersection: South-west corner of Commissioners St. and Leslie St.

Project Description: To build a ready-mix concrete batching plant.

Applicant:
McCord
611 King St. E.

Agent:
Randy Warren
180 Market Dr.
821-7001

Architect:
Allen & Sherriff, Arch.
10350 Yonge St.
884-1117

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Heavy Industrial Area
Zoning District: I3 D2 ; I4 D2
Height Limit (m): NO
Site Specific Provision: NO
Historical Status: NO
Site Plan Control: YES

PROJECT INFORMATION

Site Area: 50347.0 m²
Frontage: 102.4 m
Depth: 263.0 m

Height Storeys: 1 + mezzanine

Metres:

Ground Floor: 874.0 m²
Non-Residential GFA: 914.0 m²
Total GFA: 914.0 m²

Indoor Outdoor
Parking Spaces: 50
Loading Docks:

DWELLING UNITS

Tenure:
Rooms:
Beds:
Bachelor:
1 Bedroom:
2 Bedroom:
3 Bedroom:
4 Bedroom:
Total Units:

FLOOR AREA BREAKDOWN

Land Use:	Above Grade:	Below Grade:
Parking and Loading	1161.3 m ²	
Manufacturing	914.0 m ²	

APPROVED DENSITY:

Residential Density: 0.00

Non-Residential Density: 0.02

Total Density: 0.02

COMMENTS:

Status: Under construction.

Data valid: June 30, 1991

Planner: Peter Langdon

Phone: 392-7611/7617

APPLICATION

Development Review: Y
 Rezoning: N
 O. P. A.: N

Application Number: 389187
 Application Date: October 31, 1989
 Date of Revision:

Confirmed Municipal Address: 915 Lake Shore Boulevard East.

Nearest Intersection: South side of Lake Shore Blvd. E., east of Carlaw Ave.

Project Description: To construct film studios and production hall in two stages (Phase II only).

Applicant:	Agent:	Architect:
Showline Ltd.	R.E. Winter & Associates Ltd.	R.E. Winter & Associates Ltd.
65 Trinity St.	4255 Sherwood Towne Blvd., Miss.	4255 Sherwood Towne Blvd., Miss.
360-5640	270-0110	270-0110

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Area of Industry
 Zoning District: I3 D2
 Height Limit (m): N/A
 Site Specific Provision: NO
 Historical Status: NO
 Site Plan Control: YES

PROJECT INFORMATION (Phase 1 & 2)

Site Area:	16195.0 m ²	Height	Storeys:	4
Frontage:	117.0 m			
Depth:	Irregular		Metres:	
Ground Floor:	6548.0 m ²			
Non-Residential GFA:	12200.3 m ²		Indoor	Outdoor
Total GFA:	12200.3 m ²	Parking Spaces:		151
		Loading Docks:		

DWELLING UNITS

Tenure:

Rooms:
 Beds:
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Total Units:

FLOOR AREA BREAKDOWN (Phase 2 only)

Land Use:	Above Grade:	Below Grade:
Industrial	4640.0 m ²	

APPROVED DENSITY:

Residential Density: 0.00	Non-Residential Density: 0.75	Total Density: 0.75
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COMMENTS: Phase I constructed.

Status: Council approval - March 19, 1990

Data valid: June 30, 1991

Planner: Blair Martin

Phone: 392-7187/0425

Map Reference: 5D

APPLICATION

Development Review: Y
Rezoning: N
O. P. A.: N

Application Number: 389113
Application Date: June 6, 1989
Date of Revision:

Confirmed Municipal Address: South part of 6 Leslie Street.

Nearest Intersection: West side of Leslie St., at Unwin Ave.

Project Description: To build a 6-storey communication and broadcasting establishment building.

Applicant:
Telesat Canada
1601 Telesat Court, Gloucester Ont.
748-0123

Agent:
Cravitt Ortved Arch. Inc.
75 Sherbourne St.
364-7552

Architect:
Cravitt Ortved Arch. Inc.
75 Sherbourne St.
364-7552

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Restricted Industrial Area

Zoning District: I2 D2
Height Limit (m): NO
Site Specific Provision: NO
Historical Status: NO
Site Plan Control: YES

PROJECT INFORMATION

Site Area: 18789.0 m²
Frontage: 90.9 m
Depth: Irregular

Height Storeys: 6
Metres: 21.9

Ground Floor: 2446.0 m²
Non-Residential GFA: 15724.0 m²
Total GFA: 15724.0 m²

Indoor Outdoor
Parking Spaces: 191
Loading Docks: 3

DWELLING UNITS

Tenure:
Rooms:
Beds:
Bachelor:
1 Bedroom:
2 Bedroom:
3 Bedroom:
4 Bedroom:
Total Units:

FLOOR AREA BREAKDOWN

Land Use: Above Grade: Below Grade:
Communications 15724.0 m²
Parking & Loading/Grade 6272.0 m²

APPROVED DENSITY:

Residential Density: 0.00

Non-Residential Density: 0.84

Total Density: 0.84

COMMENTS:

Status: Council approval January 29, 1990.

Data valid: June 30, 1991

Planner: Peter Langdon

Phone: 392-7611/7617

Appendix I

Approved projects by City Council with no construction activities for more than 5 years in the Central Area.

ADDRESS:	APPLICATION TYPE:	Number:	DEVELOPMENT ACTIVITIES:	USE:	APPROVAL DATE:
** 48 Avenue Road	Reasoning	1316	New building	Mixed use	July 15, 1981
180 Avenue Road	Development Review	34028	New building	Mixed use	July 16, 1984
10 Bay Street	Reasoning	1629	Phase 3 of Water Park Place	Residential, office, retail	June 28, 1984
580 Bay Street	Development Review / Reasoning	370138 / 1208	New building	Offices, residential, retail	January 30, 1978
45 Brunswick Avenue - Doctor's Hospital	Reasoning	1737	Phase 3: Addition	Hospital	July 19, 1985
28 Carlton Street	Development Review	30082	Addition	Retail	June 23, 1980
21 Carlton Street	Reasoning	1628	New building	Residential	July 16, 1984
27 Carlton Street	Reasoning	1671	New building	Office, residential, retail	May 28, 1984
603 Eastern Avenue	Development Review	34079	Addition	Industrial	October 26, 1984
325 Front Street West	Development Review / Reasoning	36010 / 1802	New building	Mixed use	August 12, 1985
50 Gerrard Street East	Development Review	365114	New building	Mixed use	October 23, 1985
43, 45, 51 Gerrard Street West; 358 Yonge Street; 8 - 121/2 Elm Street	Reasoning	1551	New building	Office, retail	September 7, 1984
168 Jarvis Street	Development Review	31088	Addition	Residential, retail	May 20, 1982
101 King Street East	Reasoning	1360	New building	Residential, office	July 16, 1984
214 King Street West	Reasoning	1782	Addition	Office	April 21, 1988
80 Madison Avenue	Reasoning	1794	Addition	Residential	February 25, 1985
88 Queen Street East	Reasoning	1359	New building	Residential, office	July 14, 1981
174 - 176 Queen Street West	Development Review	34042	New building	Day nursery, office, retail	April 7, 1988
200 Queens Quay East	Development Review	34089	Addition	Retail	September 7, 1984
555 Richmond Street West	Reasoning	1753	Phase 2 & 3: Addition	Industrial	February 11, 1985
172, 180, 180 Simcoe Street	Development Review / Reasoning	30059 / 1808	Addition	Office	September 9, 1985
310 Spadina Avenue	Development Review / Reasoning	31044 / 1952	Convert 3rd to 6th floor for residential use	Residential	July 18, 1983
562, 564 and 566 Spadina Crescent	Development Review	34002	New building	Residential	July 17, 1985
75 The Esplanade	Reasoning	1717	New building	Mixed use	January 18, 1985
15 Wellesley Street East	Reasoning	1662	Social housing & parking garage	Residential	April 8, 1985
225 Wellesley Street East	Reasoning	1128, 1202	New building	Mixed use	February 13, 1978

NOTE: ** New applications submitted.